

**56 Osprey Hill Place SW**  
**Calgary, Alberta**

**MLS # A2296754**



**\$876,645**

<b>Division:</b>	Osprey Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,318 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Cement Fiber Board, Wood Frame

**Zoning:** TBD

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** n/a

Welcome to your new home! Welcome to Osprey Hill! Your new home is situated in the brand new neighbourhood of Osprey Hill; ideally located just a few minutes from Winsport, the Calgary Farmers Market, and a short drive to your mountain getaway or into the city center. This expertly crafted home, built by Bedrock Homes, offers the elements today's home buyers are looking for; spaces for gathering family and friends to celebrate life's special moments, as well as areas to retreat to for rest and relaxation. Spacious, bright, well thought out, functional, and well-appointed. These are just a few words and phrases that describe this home; or should I say...your new home. Photos are representative.