

# \$918,645 - 158 Osprey Hill Way Sw, Calgary

MLS® #A2246264

## \$918,645

3 Bedroom, 3.00 Bathroom, 2,428 sqft  
Residential on 0.07 Acres

Osprey Hill, Calgary, Alberta

Open concept main floor allows for a spacious L-shaped kitchen at the back of the house that comes with 41" soft close upper cabinets and a rough-in for a chimney hood fan. Every Bedrock Home comes complete with a modern smart home technology system (Smart Home Hub), Ecobee thermostat, Ring video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen. Side entry is added for , the basement ceilings are upgraded to 9'. Upgraded Spindle railing on the stairs and upper hall creates an open feel from main floor to upper level. Built with a 4-piece ensuite with upgraded walk-in shower and dual sinks. Double compartment stainless steel undermount kitchen sink, complete with a chrome finish faucet with pull down sprayer, and 1.5gpm aerator. 50" Linear Ortech LED electric fireplace. All LED disc lights were upgraded to 5000k white light.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2246264  |
| Price          | \$918,645 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,428     |
| Acres          | 0.07      |



|            |             |
|------------|-------------|
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 158 Osprey Hill Way Sw |
| Subdivision | Osprey Hill            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B6S3                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Walk-In Closet(s), Smart Home |
| Appliances        | See Remarks                                                                                                                                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                |
| Fireplaces        | Electric, Insert                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                                                                 |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Entrance                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 45               |
| Zoning         | TBD              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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