

2329B Osborne Crescent SW
Calgary, Alberta

MLS # A2167405



\$1,049,000

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|------------------|--|---------------|-------------------|
| Division: | Richmond | | |
| Type: | Residential/Duplex | | |
| Style: | 3 Storey, Side by Side | | |
| Size: | 2,417 sq.ft. | Age: | 2013 (11 yrs old) |
| Beds: | 4 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Detached, Garage Door Opener | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Int | | |

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|--------------------|-------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Rubber | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-C2 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: None

Stunning inner-city custom built home, just 5 mins from DT!. 3000sf of premium living space with a total of 4 bedrooms, 3 of which have their own private ensuite. Take the striking staircase or perhaps the ELEVATOR to all levels of the home! Extensive built-ins, hardwood throughout all levels including the basement and staircase. The main floor offers a formal dining room, large custom kitchen with huge island, JennAir appliances quartz counters, undermount sinks and loads of cabinetry. The living room opens on a low maintenance fenced west facing rear yard with gas line for your BBQ or patio heater. The 2nd floor is home to the huge master retreat with sitting area, private east facing balcony, a truly spa-like ensuite, with heated floors, dual vanities, separate shower with corner soaker tub walk-in closet, and the laundry room is conveniently on the 2nd floor as well. The 3rd level consists of 2 additional bedrooms, each with its own ensuite. The lower level was designed with nanny or guests in mind and offers a spacious bedroom with walk-in closet, a 4piece bath, family room with wet bar & storage. The double detached garage is roughed in for heat and electrical for your electric car. There is also will extra sound proofing for quiet living!