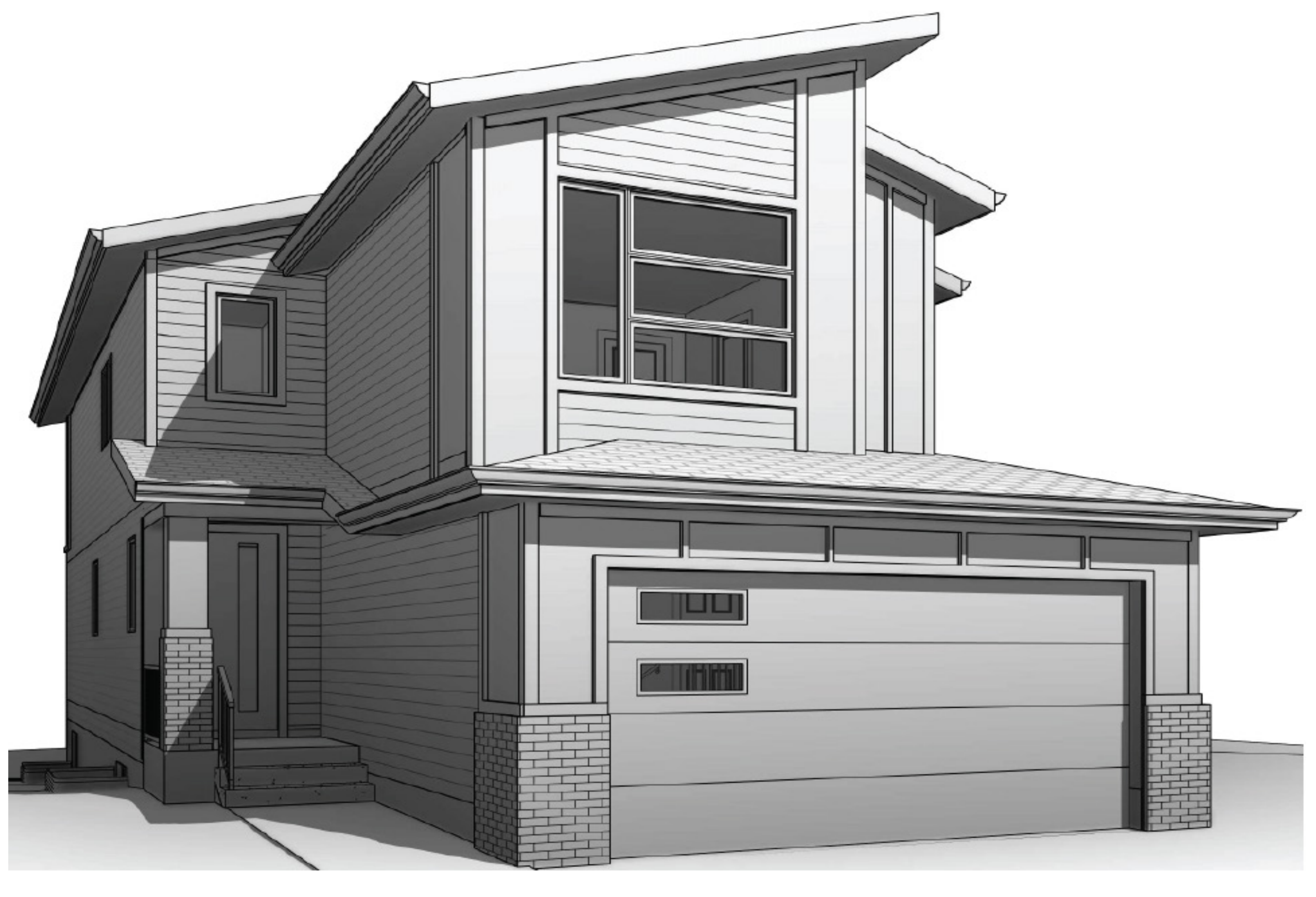


# the Rosedale



**81 Osprey Hill Way SW**  
2,277 sq.ft.

**JUNE 19 POSSESSION**



## OPTIONS INCLUDED

- Ravine Amenity Lot
- Walk out Lot backing West to an environmental reserve with Trees
- Main floor flex/Den room
- Spacious walkthrough mudroom/ pantry from garage to kitchen
- Upgraded kitchen appliances
- Upgraded tile throughout
- Upper floor bonus room
- Rear covered deck off the second-floor bonus room
- Basement development (additional 809 sq. ft.) with 2 addition bedrooms, full bath, and large Rec area
- Dual zone high-efficient furnace
- Professionally curated interior design
- Upgraded lighting and hardware package

## SHOWHOME

**Melanie Law | Area Sales Manager**

97 Osprey Hill Way SW

Calgary, Alberta

(587) 500-2801

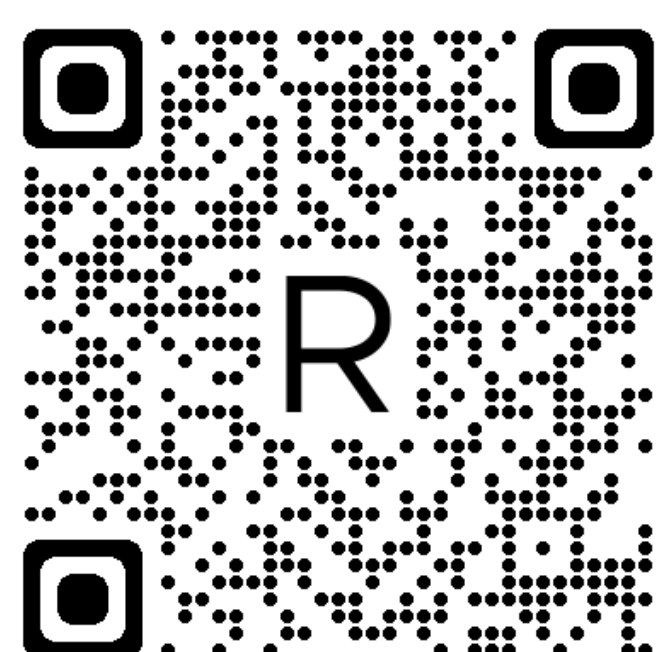
[newhomes@renovahomes.ca](mailto:newhomes@renovahomes.ca)

## SHOWHOME HOURS

Monday-Thursday 2-8PM

Friday - Closed

Saturday-Sunday 12-5PM

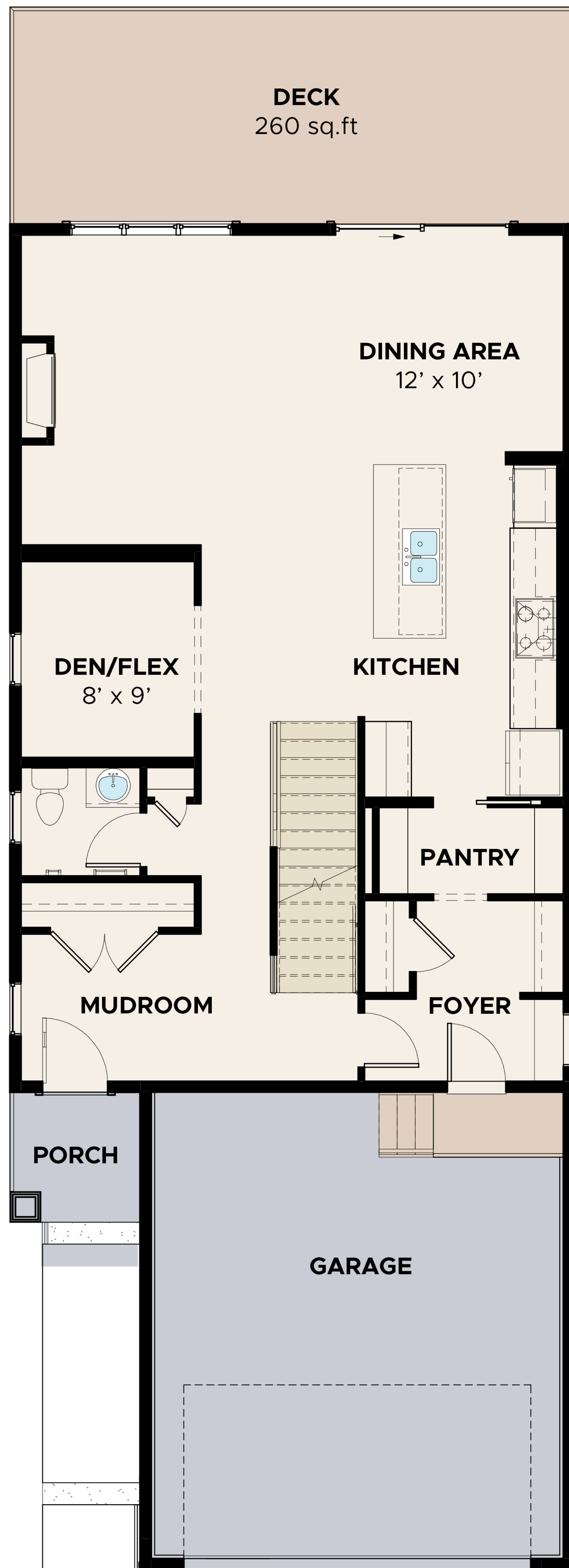


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# Rosedale

MAIN FLOOR PLAN  
1,041 sq.ft.

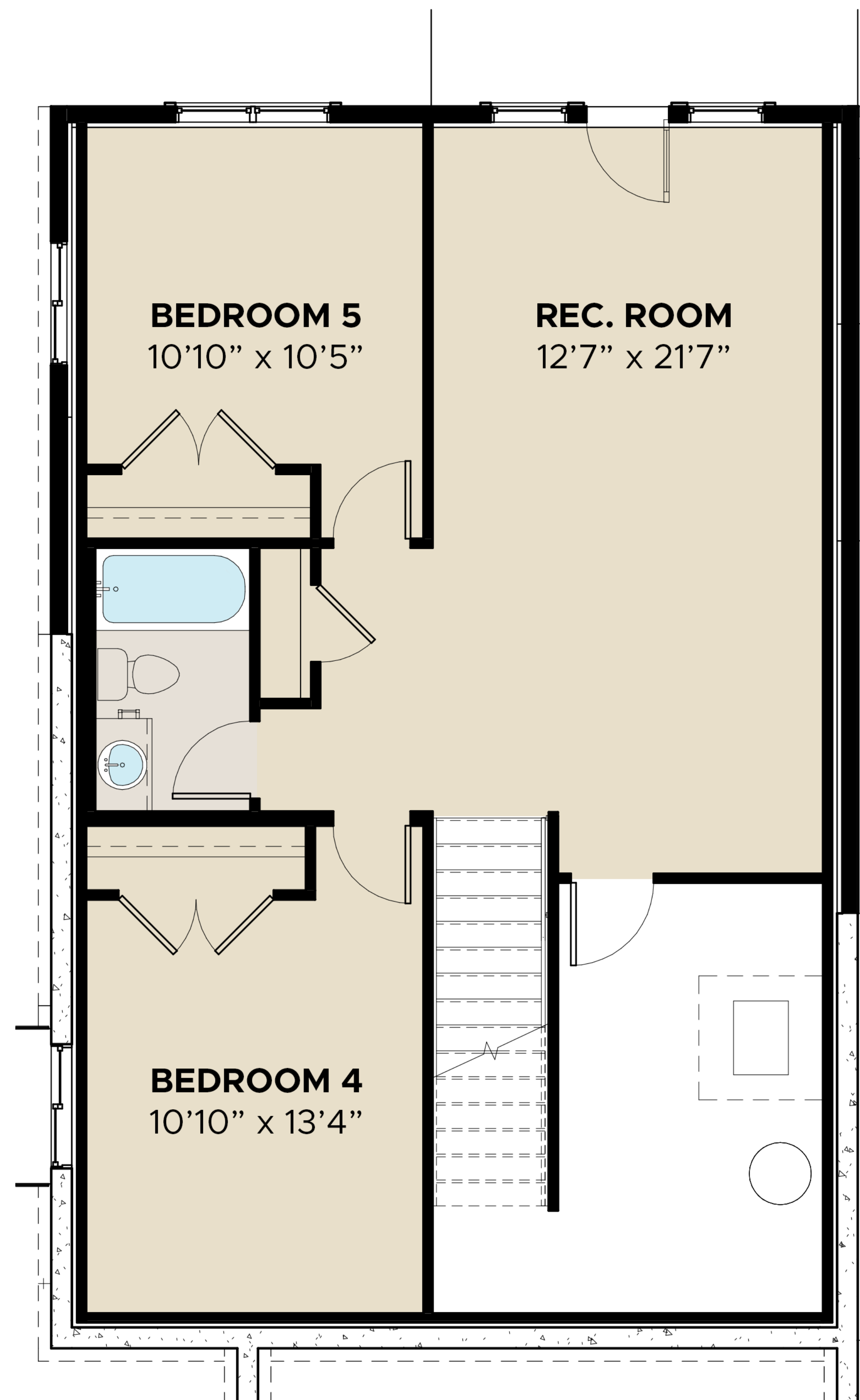


UPPER FLOOR PLAN  
1,236 sq.ft.



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# Rosedale



**BASEMENT**  
**809 sq.ft.**

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