



## 2307 Osborne Crescent Calgary Alberta

\$760,000

Luxury Semi-Detached home is located on a quiet cul-de-sac in the heart of Richmond community. and in close proximity to schools, playgrounds, basketball court, and community rink. This 2 storey duplex boasts over 2800sqf of developed space and features many HIGH END finishes like Brazilian walnut cabinets, Brazilian walnut hardwood flooring, Large kitchen island with Granite countertops, Miele & Sub-Zero appliances, 9' foot ceilings on lower and main levels, vaulted ceilings in all 3 bedrooms on upper levels, and heated flooring throughout. Main level features a strategically designed open floor layout which includes Living room w/fireplace, Kitchen, & breakfast noon, a separate formal Dining room, an office at the front, and a mud room that leads to the (oversized, heated) Double attached garage. Upstairs you will find a spacious Master bedroom with a 3 sided fireplace, walk-in closet, 5-piece Master ensuite w/air jetted tub & heated towel racks, a Laundry room, a 4-piece bathroom, and 2 more good sized bedroom. The basement is fully finished, and includes a large 4th bedroom ideal for guests or teenagers, another 4-piece bathroom, and a massive Family room with a Wet Bar. Other great notable features of this home include On-demand water heater, Central A/C, Hydronic heating, Skylight, and Fibre Optic wiring throughout. This home is a MUST SEE. Book your showing TODAY!!! (id:6769)

Bedroom 3.83 M x 4.62 M

Recreational, Games room 4.55 M x 6.50 M

4pc Bathroom .00 M x .00 M

Office 3.94 M x 3.30 M

Dining room 4.14 M x 3.96 M

Living room 3.91 M x 4.34 M

Kitchen 5.18 M x 2.36 M

Breakfast 2.11 M x 4.60 M

2pc Bathroom .00 M x .00 M

Primary Bedroom 5.74 M x 4.90 M

Bedroom 3.53 M x 2.92 M

Bedroom 3.18 M x 3.63 M

5pc Bathroom 5.21 M x 1.45 M

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

ROYAL LEPAGE BENCHMARK

<https://www.nickbarbu.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca