$1,199,999 - 43 Bluerock Avenue Sw, Calgary

MLS® #A2202007

$1,199,999
4 Bedroom, 4.00 Bathroom, 2,367 sqft
Residential on 0.08 Acres

Alpine Park, Calgary, Alberta

OPEN HOUSE SATURDAY March 15th 12pm-2pm. Enjoy luxury living in the estate community of Alpine Park. As you approach this stunning residence on a oversized corner lot you will notice the great curb appeal and welcoming front porch. This well thought out open concept design will exceed your expectations. The chef-inspired two tone kitchen includes SS appliances with a gas stove, a custom hood fan, gorgeous stone counters, timeless tile backsplash, the kitchen sink overlooking the courtyard and a spacious cabinet pantry with pull outs. The kitchen faces the bright dining room with access to your private two tier low maintenance TREX deck and yard creating a great indoor-outdoor space ideal for entertaining. Adjacent to the kitchen is the spacious living room showcasing a contemporary texture finish gas fireplace. Plus a front home office creating the perfect setting to focus and be productive. Avoid the outdoor elements with a rear attached heated oversized 2 car garage (including an additional bay for storage), mudroom with built in lockers, a traditional pantry, and a powder room tucked out of the way. As you head upstairs you will notice the airy open riser stairs and modern railing. The large bonus room with tray ceiling detail is perfect for movie nights, 2 well sized bedrooms, a 5pc main bath with stone counters, and a convenient upper-level laundry room are situated away from the Primary retreat. This sanctuary has a tray ceiling detail and luxurious ensuite including a

relaxing free standing soaker tub, massive tiled shower, dual sinks, and expansive walk in closet with built ins. The basement is fully complete with a gym, 4th bedroom, 4 pc bath, and large rec room with wet bar. Enjoy the comforts of air conditioning, custom drapes, designer lights, upgraded plumbing fixture, smart home features, irrigation, hose bib in garage, BBQ gas line, and peace of mind with Alberta New Home Warranty. Plus easy access to the mountains, via Stoney trail, downtown 20 minutes away, and 5 minutes to Costco and shopping. View the virtual tour or schedule a time to view the home today!

Built in 2021

Essential Information

MLS® #	A2202007
Price	$1,199,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,367
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	43 Bluerock Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0S2

Amenities

Amenities	Community Gardens, Other, Park, Playground, Recreation Facilities
Parking Spaces	3
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Other, Private Yard
Lot Description	Corner Lot, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	DC

Listing Details

Listing Office	CIR Realty