



**GRASSROOTS**  
REALTY GROUP

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180 Bluerock Way SW  
Calgary, Alberta

MLS # A2226407



**\$2,170,000**

Division:	Alpine Park		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,850 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	N/A		

Welcome to your dream home &mdash; a spacious 3,843 sq. ft. residence that blends timeless design with modern comfort. This stunning 4-bedroom, 3.5-bathroom home offers the perfect balance of luxury and functionality. Step inside to an open-concept layout featuring high ceilings, expansive windows, and elegant finishes throughout. The chef-inspired kitchen includes quartz countertops, premium stainless steel appliances, a walk-in pantry, and a generous island &mdash; ideal for family meals or entertaining guests. Retreat to the luxurious primary bedroom complete with a spa-like ensuite bathroom, featuring a soaker tub, glass-enclosed shower, dual vanities, and a large walk-in closet. The upper level includes three additional bedrooms, one with a private ensuite and two sharing a Jack-and-Jill bath &mdash; perfect for a growing family or guest accommodations. A main-floor office/den, formal dining area, and spacious living room with a fireplace complete the heart of this beautiful home. Photos are representative.