



**GRASSROOTS**  
REALTY GROUP

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**890 Bluerock Way SW**  
**Calgary, Alberta**

**MLS # A2235640**



**\$799,999**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,563 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

OPEN HOUSE STAURDAY AUG 09, 2-4PM!!! Experience luxury and comfort in this immaculate 4-bedroom, 2.5-bath home with a double garage, featuring an open-to-above main floor that radiates natural light and spaciousness—ideal for hosting gatherings—complemented by elegant stone countertops throughout and a main floor flex room perfect for work or study. The gourmet kitchen is a chef’s dream, boasting an upgraded KitchenAid gas range hood fan, built-in microwave, and an oversized island that’s perfect for meal prep and entertaining. Unwind by the 50” electric fireplace in the cozy living room or retreat upstairs to a versatile bonus room, three generously sized secondary bedrooms, and a secluded luxury primary suite complete with a spacious walk-in closet and spa-inspired 5-piece ensuite. The undeveloped basement with a 9’ ceiling and upgraded 200 AMP panel, paired with a private side entrance, provides endless possibilities for future living space or income potential. Located in the vibrant Alpine Park community—minutes from schools, parks, the Shops at Buffalo Run, and COSTCO—with easy access to the Southwest Ring Road and major interchanges, you’re just 15 minutes from downtown Calgary and 20 minutes from the mountains. Book your showing today and welcome home!