



**GRASSROOTS**  
REALTY GROUP

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**53 Bluerock Hill SW**  
**Calgary, Alberta**

**MLS # A2237753**

**\$714,900**



|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Alpine Park            |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,533 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached |               |                  |
| <b>Lot Size:</b> | 0.06 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Lane              |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <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 Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Composite Siding, Stone, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Quartz Counters                         |                   |     |

**Inclusions:** N/A

The Cameron at 1,534 sq ft is a brand-new character laned featuring a large front veranda with double detached garage. The exterior features farmhouse architecture with Hardie board siding. The interior palette showcases high quality finishings, including 9" main and upper floor ceilings, LVP flooring and quartz countertops throughout. The kitchen features Nordic HDF cabinetry with soft close doors and drawers, Samsung stainless steel appliances including chimney hood fan, granite sink, and champagne bronze hardware. Located off the kitchen is a large 10' x 10' deck. The open concept main floor features a rear kitchen with bright street facing family room. The upper floor features a large primary bedroom at the back of the home with a large, tiled shower, soaker tub and dual sinks. The second floor is complete with 2 front situated secondary bedrooms. The front yard is fully landscaped.. Located in Alpine Park, one of Calgary's newest developments in the city's SW. Photos are representative.