

1-833-477-6687 aloha@grassrootsrealty.ca

## 878 Bluerock Way SW Calgary, Alberta

MLS # A2257906



\$869,900

Division: Alpine Park Residential/House Type: Style: 2 Storey Size: 2,460 sq.ft. Age: 2022 (3 yrs old) **Beds:** Baths: Garage: Double Garage Attached, Garage Door Opener, In Garage Electric Vehicle Cl Lot Size: 0.07 Acre Lot Feat: Low Maintenance Landscape, Rectangular Lot, Zero Lot Line

**Heating:** High Efficiency, Fireplace(s), Forced Air, Natural Gas Water: Floors: Sewer: Carpet, Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Composite Siding, Wood Frame R-G Foundation: **Utilities: Poured Concrete** 

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions:

N/A

Welcome to 878 Bluerock Way SW, a contemporary home in Vermillion Hill/Alpine Park, offering a total of 3,494 sq ft of FULLY DEVELOPED space. This property comes complete with a FULLY-FINISHED BASEMENT WITH SEPARATE SIDE ENTRY, providing additional family living space. With everything already done for you, this home delivers true move-in ready value. Built by Genesis Builders, modern comfort is front and center with a CENTRALIZED AIR CONDITIONING SYSTEM, a double attached garage with EV Charger, and a full Smart Home Package that includes a Ring Video Doorbell, Ecobee Thermostats, Amazon Echo Integration, and Lutron Smart Light Dimmers. Privacy and convenience continue with installed WINDOW COVERINGS, a FINISHED FENCE, a DECK WITH GAS HOOK-UP, and FULL LANDSCAPING, saving you the expense and hassle of doing these projects yourself. The main floor features an OPEN-CONCEPT layout with 9-foot ceilings, LUXURY VINYL PLANK FLOORING, a spacious living room with 50" electric FIREPLACE, and a GOURMET KITCHEN with a gas cooktop, chimney hood fan, built-in microwave and wall oven, fridge with water and ice dispenser, and a walk-through SPICE KITCHEN WITH GAS STOVE AND PANTRY. Upstairs, enjoy 2 PRIMARY BEDROOMS with DOUBLE DOORS, VAULTED CEILINGS, FULL ENSUITES with DUAL VANITIES, and WALK-IN CLOSETS. A total of 4 Bedrooms, 3 Full Bathrooms, a Bonus Room/Loft, and Laundry complete the level. The FULLY-FINISHED BASEMENT (with permits) offers a recreation area, 2 bedrooms, and a full bathroom, making it ideal for multi-generational families or suite potential subject to city approval and permitting. Additional value comes with 2 high-efficiency furnaces and 2 humidifiers. Outside, enjoy James Hardie siding, a

