



**GRASSROOTS**  
REALTY GROUP

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**878 Bluerock Way SW**  
**Calgary, Alberta**

**MLS # A2257906**



**\$889,800**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,460 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, In Garage Electric Vehicle Ch		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Rectangular Lot, Zero Lot Line		

**Heating:** High Efficiency, Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Separate/Exterior Entry, Finished, Full

**LLD:** -

**Exterior:** Composite Siding, Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**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 both 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 FLOORINGS, a spacious living room with 50" electric FIREPLACE, and a GOURMET KITCHEN with 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

west-facing composite deck, and a low-maintenance yard. With so many upgrades already complete, this home stands apart from new construction and offers unmatched practical value. Book your showing today!