



**GRASSROOTS**  
REALTY GROUP

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**75 Bluerock Terrace SW**  
**Calgary, Alberta**

**MLS # A2279221**



**\$725,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,880 sq.ft.	<b>Age:</b>	2026 (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, Level, Rectangular Lot, Zero Lot Line		

<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	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Blending functionality and charm, the Sutton is a welcoming home designed for real life—equally perfect for entertaining friends or settling in for a cozy night at home. The open-concept main floor feels bright and spacious, featuring luxury vinyl plank flooring throughout, quartz countertops, and a warm electric fireplace that anchors the living space. The classic L-shaped kitchen is as practical as it is polished, with a central island for prep and gatherings, plus a kitchen window overlooking the backyard—ideal for keeping an eye on kids, pets, or the BBQ while you cook. A walk-in butler’s pantry adds the “everything-but-the-butler” convenience: well-lit, organized storage just steps from where you’ll need it most. Daily routines are made easier with a rear mudroom complete with additional storage and built-in lockers—perfect for shoes, backpacks, coats, and all the little essentials that tend to pile up. A modern wood railing and statement slat-wall detail add bold style in all the right places, creating an eye-catching focal point while still keeping safety and function front of mind. Upstairs, the thoughtful layout continues with a central bonus room that creates a comfortable buffer between the primary suite and the secondary bedrooms—giving everyone space to spread out, connect, or unwind. The winged bedroom configuration enhances privacy, while second-floor laundry keeps day-to-day living efficient. The primary bedroom feels like a true retreat with a vestibule-style entrance and a spacious ensuite offering a dual vanity and a wet room option—bringing spa-worthy comfort to your everyday. A 9’ foundation adds valuable lower-level height and flexibility, and the home is solar ready with 200-amp service, a 64-panel breaker, and conduit roughed-in to the roof—built with the future in mind.

Enjoy outdoor living with a deck already in place, ready for summer dinners and relaxed evenings. Set in Calgary's "new west," Alpine Park is designed around New Urbanist principles—meaning walkability, people-first streetscapes, and a community layout built to encourage connection. At the heart of it all is the planned Village Centre, envisioned as an amenity core with everyday conveniences (think grocery/pharmacy and more) plus places to linger like restaurants and coffee spots—intentionally planned so many daily needs are within an easy walk. The community also highlights design touches like couplet roads that help diffuse traffic and support a more comfortable, walkable feel, along with parks and green connections such as Midway Park that link the Village Centre through the neighbourhood. And when you do want to get out and explore, Alpine Park's location pairs quick access to Calgary via Stoney Trail with easy escapes toward nature—plus Fish Creek Provincial Park is close by for walks, rides, and weekend resets. \*\*Photos are from the show home/previous builds to demonstrate quality of construction & finishes and may not be an exact representation of this home\*\*