



GRASSROOTS
REALTY GROUP

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114 Bluerock Avenue SW
Calgary, Alberta

MLS # A2285454

\$1,379,900



URBAN MOUNTAIN - AP4
EXTERIOR COLOURS ARE NOT EXACT

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,170 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Urban Mountain–style Hansen by Cardel Homes in Alpine Park with a fully developed walkout basement and triple tandem garage. The exterior features hardboard siding, Gemstone exterior lighting, and black Fusion Series windows. The main floor offers 10’ ceilings, engineered European Oak hardwood flooring, and an open-to-below great room with two-storey windows and a custom fireplace. The kitchen showcases two islands, custom wood beams, soft-close cabinetry, matte black fixtures, and stainless steel appliances including a 5-burner gas range and bar fridge. Enjoy outdoor living on the rear vinyl deck with aluminum railing. A main floor flex room and rear study provide ideal work-from-home space. Upstairs features 9’ ceilings, vaulted bonus room, upper laundry, and four bedrooms including a primary retreat with freestanding tub, tiled shower, and dual sinks. The walkout basement includes a rec space with wet bar, bedroom and full bath. Photos are representative.