



**GRASSROOTS**  
REALTY GROUP

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

**902 Bluerock Way SW**  
**Calgary, Alberta**

**MLS # A2286798**



**\$799,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,104 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 902 Bluerock Way SW, a truly exceptional family home nestled in the welcoming community of Vermillion Hill. This isn't just a house; it's the backdrop for a lifetime of memories, ready for you and your family to move in and start the next chapter. From the moment you arrive, you'll appreciate the pride of ownership. This home shows even better than new, complete with full fencing and a maintenance-free backyard designed for fun and relaxation without the weekend chores. Step inside, and you'll instantly feel at home. The main floor unfolds gracefully, leading you from an inviting front entry into the heart of the home, a space clearly designed for bringing people together. The living room is wonderfully spacious and features a stunning display/plant wall and a fireplace, creating a cozy yet impressive focal point. The kitchen is a true showstopper, boasting gleaming quartz countertops, a large central island, and a gas cooktop for the family chef. You'll love the convenience of the built-in oven and the walk-through pantry that leads seamlessly to a fantastic mudroom, the perfect drop zone for backpacks and shoes. The adjacent dining area easily accommodates a large table for family dinners or gatherings with friends, and patio doors open wide to that gorgeous, expansive deck, blurring the lines between indoor and outdoor living. As you make your way upstairs, a spacious bonus room awaits, the ideal spot for family movie nights or a playroom for the kids. This level is also home to three generously sized bedrooms. The primary suite is a true retreat, offering a peaceful place to unwind, complete with a luxurious ensuite and a large walk-in closet with organizers to keep everything in its place. Two additional fantastic-sized bedrooms, both with walk-in closets, and a conveniently located upstairs laundry room complete this level. The potential

doesn't stop there. The lower level is a blank canvas, awaiting your personal touch. With a separate entrance, oversized windows, and a rough-in for a future bathroom, this space is brimming with possibilities whether you envision a legal suite, a home gym, a media room, or a teenager's dream hangout. Outside, the thoughtful design continues. The massive maintenance-free deck and clever clover ground cover mean you can spend your weekends enjoying your beautiful outdoor space and making memories, rather than working on yard maintenance. And the location? Simply perfect. You're situated just half a block from the community's sports fields and the site of a proposed future school. Plus, with all the new amenities being built in Alpine Park, the Buffalo Run Costco just a short drive away, and easy access to Stoney Trail, everything you need is close at hand. This is more than a home; it's a place to truly live. Don't just take our word for it—come and see for yourself. Book your private showing of 902 Bluerock Way today and fall in love.