



GRASSROOTS
REALTY GROUP

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878 Bluerock Way SW
Calgary, Alberta

MLS # A2232512



\$899,000

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

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| 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 | | |

PRICE REDUCTION! Welcome to 878 Bluerock Way SW, a contemporary home located in Vermillion Hill - Alpine Park, which offers a total of 3,494 sq ft of FULLY-DEVELOPED space, making it an ideal choice for growing families, multi-generational households, or astute professionals and investors. This exceptional property includes modern comforts such as a double attached garage with an EV (Electric Vehicle) Charger and a CENTRALIZED AIRCONDITIONING SYSTEM perfect to use during those hot summer months. Built by Genesis Builders, this home also features a full Smart Home Package, including a Ring Video Doorbell, Ecobee Thermostats, Amazon Echo Integration, and Lutron Smart Light Dimmers in the living room, dining room, and inside the Primary Bedroom. Enjoy privacy with your own SARABELLA Window Blinds Package with remote-controlled blinds in one of the Primary Bedrooms. The main floor features an OPEN-CONCEPT layout with 9-foot ceilings, LUXURY VINYL PLANK FLOORINGS for easy maintenance, and a spacious living room with a cozy 50" electric FIREPLACE, a dining room, a GOURMET KITCHEN with a large center island with bar stool seating, upgraded kitchen appliances including a GAS COOKTOP, CHIMNEY HOOD FAN, built-in Microwave and Wall Oven, and a fridge with water and ice dispenser. Additionally, there is a walk-through SPICE KITCHEN with a GAS STOVE, range hood fan, sink, and PANTRY - ideal for serious entertaining or everyday meal prep. You'll find QUARTZ COUNTERTOPS in both kitchens and bathrooms. The Bedroom/Office, and a full 3-piece bathroom, complete the main level. Heading upstairs, you will notice

the 2 PRIMARY BEDROOMS with DOUBLE DOORS, VAULTED CEILINGS, FULL ENSUITE BATHROOMS with DUAL SINK VANITIES, and WALK-IN CLOSETS. A total of 4 Bedrooms, 3 Full Bathrooms, a Laundry Room, and a Bonus Room/Loft (for those family movie nights or morning exercises) complete the upper level. The FULLY-FINISHED BASEMENT (built with permits) has a 9' ceiling and includes a SEPARATE SIDE ENTRY, a large recreation area, 2 BEDROOMS, and a full bathroom, making it ready for a suite subject to approval and permitting by the city. This home is further enhanced with 2 high-efficiency furnaces and 2 humidifiers. The exterior features a low-maintenance yard, James Hardie siding west-facing composite DECK with gas hook-up. Don't sleep on this opportunity; grab your favourite Realtor® and book your showing today!