



GRASSROOTS

REALTY GROUP

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49 Bluerock Hill SW
Calgary, Alberta

MLS # A2309197



\$699,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,465 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Walk-In Closet(s)		

Inclusions: n/a

Welcome to 49 Bluerock Hill SW — the Kindle model by Calbridge Homes, nestled in Calgary's vibrant new community of Alpine Park. Thoughtfully designed for modern living, this Net Zero Ready home goes beyond a typical Calbridge build with a range of upgraded performance features: precast foundation, continuous exterior insulation above grade, below-slab insulation, cellulose attic insulation, and a high-efficiency Gradient system combining heating and hot water in one streamlined unit. Additional highlights include triple-pane black laminate windows, A/C, solar rough-in readiness, and a detached 20x22 garage — all included. Set within one of Calgary's most exciting new communities, with parks, pathways, and future amenities nearby, this is a stylish, future-focused home built for long-term comfort and efficiency. Photos are representative.