



**88 Bluerock Terrace SW  
Calgary, Alberta**

**MLS # A2317536**

**\$724,400**



|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Alpine Park            |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,686 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              |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <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>   | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Step into the Croft, a home that effortlessly blends clean, modern simplicity with thoughtful design throughout. A full-width front porch creates a warm and inviting first impression, while inside, open sightlines guide you from the great room through to the kitchen and out the back window, enhancing the sense of space and light. - Main floor pocket office - Full-width front porch - Optional third floor loft with vinyl balcony - Large private primary bedroom - Second floor laundry - Oversized walk-in closet - Large kitchen and oversized island  
Photo is representative.