



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

87 Bluerock Terrace SW
Calgary, Alberta

MLS # A2322934



\$669,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,519 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 Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, 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, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		
Inclusions:	N/A		

WELCOME TO THE ARCHER, where thoughtful design, modern style, and everyday function come together in one of Calgary's most exciting new communities. Offering 1,519 sq. ft. of beautifully planned living space, this 3-bedroom, 2.5-bathroom home features a double detached garage, rear wooden deck, inviting front porch, and a bright open-concept layout designed for both entertaining and comfortable family living. Step inside to 9 foot ceilings and an abundance of natural light flowing through the front and rear windows. The spacious living room is anchored by a modern electric fireplace, creating a warm and welcoming space to relax at the end of the day. The adjoining dining area provides plenty of room for family dinners, weekend brunches, and entertaining friends. At the heart of the home is the traditional L-shaped kitchen, finished with stylish grey cabinetry extended to the ceiling and modern gold light fixtures. An impressive uninterrupted island offers exceptional counter space for meal preparation, casual dining, or gathering with guests. Multiple prep zones and an oversized window above the kitchen sink provide beautiful backyard views and make this a kitchen you will genuinely enjoy spending time in. A convenient rear mudroom keeps everyday clutter organized and provides easy access to the deck, backyard, and garage. Upstairs, the primary retreat feels bright, peaceful, and spacious, highlighted by a vaulted ceiling and large window. The private ensuite offers dual sinks, a separate shower, relaxing soaker tub, and plenty of room for two. Two additional bedrooms, a full bathroom, and conveniently located upper-floor laundry complete the level. Outside, enjoy morning coffee on the front porch or summer evenings on the rear deck while the double detached garage provides secure parking and additional storage. Located in Alpine Park, this home offers

more than just a beautiful place to live, it provides a community focused lifestyle inspired by walkability, gathering spaces, parks, pathways, and distinctive architecture. Designed to encourage connection with neighbours and the outdoors, Alpine Park offers a refreshing approach to modern community living while remaining conveniently connected to Calgary's southwest amenities and major routes. Bright, stylish, and thoughtfully designed from top to bottom, the Archer is ready to welcome you home.