



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

267 Bluerock Avenue SW
Calgary, Alberta

MLS # A2331304



\$798,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,249 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot, Zero Lot Line		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 93
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

Discover the epitome of modern living in this nearly-new Cardel Homes masterpiece, nestled in the highly coveted community of Alpine Park. Boasting an array of premium upgrades, this residence makes a striking first impression with its grand 8-foot main entry door, which opens into a bright, airy foyer finished with durable wide-plank hardwood flooring that extends throughout the main living areas. The thoughtfully designed layout features elegant architectural archways—including a beautiful transition into a dedicated front-office space complete with custom built-in shelving—and a spacious, open-concept living area bathed in natural light. The heart of the home is a stunning two-tone chef’s kitchen, featuring white upper cabinetry, rich wood-toned lowers, high-end stainless steel appliances, and an expansive quartz-topped island perfect for entertaining. Upstairs, you will find a retreat-like atmosphere with soaring 9-foot ceilings and a cohesive, designer aesthetic that carries through every room. Ideally positioned for convenience, this home offers unparalleled access to Stoney Trail and is just a short 25-minute commute to downtown, while being moments away from top-rated schools and major shopping like Costco. With all original lots in the area now sold out, this is a truly rare opportunity to own a home of this caliber. Call your favorite realtor today!