



GRASSROOTS
REALTY GROUP

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902 Bluerock Way SW
Calgary, Alberta

MLS # A2332149



\$769,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,104 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome Home! This home that truly has it all, nestled in the warm and welcoming community of Vermillion Hill/Alpine Park. This is not just a house it is where your family's next chapter begins and it is ready for you to move in to start making memories the moment you unlock the door. Let's be honest, buying a brand-new build sounds exciting, but anyone who has been through it knows the reality. There are always deficiencies, punch lists, and months of waiting for things to get finished. Not here! This home is better than new. Why? Because all the hard work is already done. The fencing and one of the communities largest maintenance free composite deck is completed and ready for summer BBQs. Every single builder deficiency has been identified, addressed and taken care of so you don't have to lift a finger. You get the peace of mind of a fresh home without the headaches. From the moment you arrive you will feel the pride of ownership. The main floor unfolds beautifully leading you from a warm front entry into the heart of the home, a space clearly designed for gathering. The living room is spacious and features a stunning display and plant wall along with a cozy fireplace making it an instant favorite spot. The kitchen is a showstopper. Quartz countertops, a massive central island, a gas cooktop and built-in oven which will delight any family chef as well as a walk-through pantry to a fantastic mudroom make daily life so much easier. The dining area easily fits a large table, and patio doors open wide to that expansive deck, perfect for hosting or simply relaxing. Upstairs, a generous bonus room awaits movie nights or playtime alongside three well sized bedrooms. The primary suite is a true retreat with a luxurious ensuite and a walk-in closet with organizers. Two more bedrooms with walk-in closets and an upstairs laundry room complete this level. The lower level

is a blank canvas with a separate entrance, oversized windows, and a bathroom rough in, ideal for future development of a legal suite, gym, or media room. Location wise you are half a block from sports fields and a future school site, with Alpine Park amenities and Costco minutes away. This isn't just a home it's peace of mind, quality and community. Come see it for yourself. Book your showing today.