



GRASSROOTS
REALTY GROUP

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78 Bluerock Hill SW
Calgary, Alberta

MLS # A2332841



\$769,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,113 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, 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 78 Bluerock Hill SW — the Heirloom EV B1 by Calbridge Homes. This 2,127 sq ft, 3-storey Chateausque home offers 3 bedrooms and 2.5 bathrooms in the community of Alpine Park. The third floor loft bonus room opens to a private balcony with vinyl decking and aluminum picket railing — a rare and versatile feature. The kitchen is appointed with an upgraded Whirlpool gourmet appliance package including a gas range, french door fridge, dishwasher, built-in microwave, and chimney hood fan. A great room arch adds architectural character to the main living space, complemented by a BBQ gas line rough-in and upgraded main-to-upper railing. The primary ensuite features a dual sink vanity and tiled shower. A rear detached garage completes this zero lot line quick possession home. Photos are representative.