



GRASSROOTS
REALTY GROUP

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19 Bluerock Avenue SW
Calgary, Alberta

MLS # A2340089



\$1,295,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,914 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, In Garage Electric Vehicle Charging S		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Set on an exceptionally wide 48' lot in Alpine Park, this beautifully customized home offers nearly 2,915 sq. ft. above grade and a rare family layout with FOUR BEDROOMS, THREE FULL BATHROOMS and a BONUS ROOM all upstairs. From the moment you enter, the design feels considered: 10' main floor ceilings, hardwood throughout the principal living areas, striking black and white tile, oversized windows, statement lighting and graceful arched openings create a distinctive sense of style. A generous front den makes an ideal home office, while the formal dining room is a true showpiece with its coffered ceiling and dramatic arched entry. The kitchen is exceptional. A large marble waterfall island anchors the space, complemented by a dramatic marble slab backsplash with illuminated floating marble shelves, warm wood and crisp white cabinetry, a pot filler and a premium Fisher & Paykel appliance package including a 36" induction range, wall oven, two-drawer dishwasher and refrigerator with water and ice. A butler's pantry with a built-in microwave and a separate walk-in pantry add excellent storage. The open dining and living areas are filled with natural light, with two oversized sliding glass doors opening to the backyard and creating an impressive indoor-outdoor connection. The living room is anchored by an oversized fireplace with a dramatic dark surround and warm wood feature wall. A stylish powder room with full vanity and wall-mounted faucet completes the main level, while a dedicated mudroom provides direct access to the oversized 23'3" x 23'0" garage. Upstairs, 9' ceilings and an open-railed staircase lead to four well-proportioned bedrooms, three full bathrooms, a spacious vaulted bonus room and convenient laundry. One secondary bedroom enjoys its own ensuite and walk-in closet. The primary retreat also features a vaulted ceiling, custom

closet built-ins, and a beautifully finished ensuite with a floating dual vanity, wall-mounted faucets, a full-height mirror, a freestanding tub, large-format tile, and an oversized glass shower with 10 mm glass. Outside, the 48' lot provides outdoor space rarely found in newer communities. Extensive hardscaping, raised planters, mature landscaping and multiple patio zones create a private setting for dining, entertaining and relaxing. The garage is fully drywalled with finished flooring and EV charging. The unfinished basement offers 9' ceilings and excellent future development potential, while two furnaces and upper-level air conditioning add year-round comfort. Alpine Park is one of southwest Calgary's most thoughtfully planned newer communities, with interconnected pathways and green spaces, Skyline Pond, Central Park, Alpine "Bark", the naturalized Storm Park with paved and gravel trails and boardwalks, plus completed pickleball, tennis and basketball courts. The developing Alpine Village will add an expanding mix of shops, restaurants and everyday services, with convenient access to Stoney Trail and Calgary's western edge.