



GRASSROOTS
REALTY GROUP

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45 Bluerock Hill SW
Calgary, Alberta

MLS # A2347080



\$714,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,690 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		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to 45 Bluerock Hill SW — a brand-new 2026-built detached home nestled in the sought-after community of Alpine Park in Calgary's southwest. Thoughtfully designed for modern family living, this 3-bedroom, 2.5-bathroom home offers the perfect blend of contemporary style and everyday functionality. Built from the ground up in 2026, every detail is fresh, clean, and move-in ready — no updates needed, no surprises waiting. Alpine Park is one of Calgary's newest master-planned communities, offering scenic pathways, parks, and a welcoming neighbourhood atmosphere with easy access to major routes, shopping, and schools. Whether you're a growing family or a savvy buyer looking for new construction value, this home delivers. Priced at \$714,900 — a compelling entry point for a brand-new detached home in Calgary's southwest.