

180 Bluerock Way SW  
Calgary, Alberta

MLS # A2226407



## \$2,170,000

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Alpine Park            |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 3 (or more) Storey     |               |                  |
| <b>Size:</b>     | 3,850 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.21 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Vinyl Plank   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | TBD |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |                   |     |
| <b>Inclusions:</b> | N/A   |                   |     |

Welcome to your dream home &mdash; a spacious 3,843 sq. ft. residence that blends timeless design with modern comfort. This stunning 4-bedroom, 3.5-bathroom home offers the perfect balance of luxury and functionality. Step inside to an open-concept layout featuring high ceilings, expansive windows, and elegant finishes throughout. The chef-inspired kitchen includes quartz countertops, premium stainless steel appliances, a walk-in pantry, and a generous island &mdash; ideal for family meals or entertaining guests. Retreat to the luxurious primary bedroom complete with a spa-like ensuite bathroom, featuring a soaker tub, glass-enclosed shower, dual vanities, and a large walk-in closet. The upper level includes three additional bedrooms, one with a private ensuite and two sharing a Jack-and-Jill bath &mdash; perfect for a growing family or guest accommodations. A main-floor office/den, formal dining area, and spacious living room with a fireplace complete the heart of this beautiful home. Photos are representative.