

74 Bluerock Avenue SW  
Calgary, Alberta

MLS # A2237730

# \$1,199,900



<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, See Remarks, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

The Summit at 2,707 sqft is a brand-new home, featuring a stunning 42' wide design, with a triple tandem car garage. The exterior features urban mountain architecture with Hardie board siding & stone. The interior palette showcases high quality finishings, including 10' main floor ceilings, engineered oak hardwood flooring and quartz countertops throughout. The kitchen features two-tone HDF cabinetry with soft close doors and drawers, Frigidaire Professional series appliances including gas range, granite sink, and champagne bronze hardware. Located off the kitchen is a large 18' x 11' deck. The main floor executive office features 12' ceilings with large street facing windows. The upper-floor features 2 large secondary bedrooms, large 4pc jack and jill bathroom and an upper floor laundry connecting to the primary bedroom oversized walk-in closet. The spacious primary includes a 5-pc ensuite with oversized shower and free-standing tub. The front yard is fully landscaped. Photos are representative.