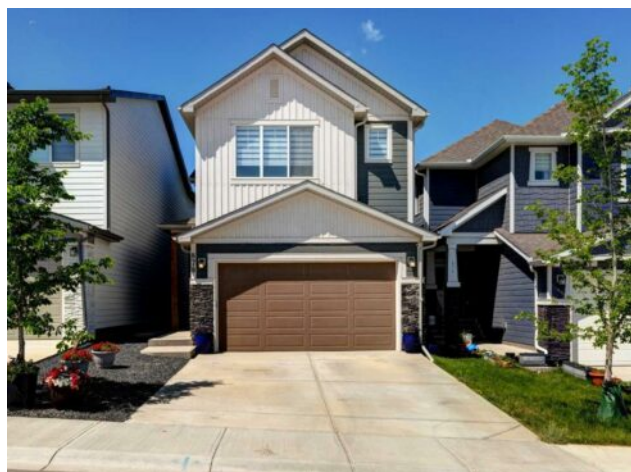


878 Bluerock Way SW
Calgary, Alberta

MLS # A2257906



\$889,800

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,460 sq.ft.	Age:	2022 (3 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached, Garage Door Opener, In Garage Electric Vehicle Ch		
Lot Size:	0.07 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot, Zero Lot Line		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

~OPEN HOUSE ON SEPT 20 AND 21 FROM 2-4 PM~ Welcome to 878 Bluerock Way SW, a contemporary home in Vermillion Hill/Alpine Park, offering a total of 3,494 sq ft of FULLY DEVELOPED space. This property comes complete with a FULLY-FINISHED BASEMENT WITH SEPARATE SIDE ENTRY, providing both additional family living space. With everything already done for you, this home delivers true move-in ready value. Built by Genesis Builders, modern comfort is front and center with a CENTRALIZED AIR CONDITIONING SYSTEM, a double attached garage with EV Charger, and a full Smart Home Package that includes a Ring Video Doorbell, Ecobee Thermostats, Amazon Echo Integration, and Lutron Smart Light Dimmers. Privacy and convenience continue with installed WINDOW COVERINGS, a FINISHED FENCE, a DECK WITH GAS HOOK-UP, and FULL LANDSCAPING, saving you the expense and hassle of doing these projects yourself. The main floor features an OPEN-CONCEPT layout with 9-foot ceilings, LUXURY VINYL PLANK FLOORINGS, a spacious living room with 50" electric FIREPLACE, and a GOURMET KITCHEN with gas cooktop, chimney hood fan, built-in microwave and wall oven, fridge with water and ice dispenser, and a walk-through SPICE KITCHEN WITH GAS STOVE AND PANTRY. Upstairs, enjoy 2 PRIMARY BEDROOMS with DOUBLE DOORS, VAULTED CEILINGS, FULL ENSUITES with DUAL VANITIES, and WALK-IN CLOSETS. A total of 4 Bedrooms, 3 Full Bathrooms, a Bonus Room/Loft, and Laundry complete the level. The FULLY-FINISHED BASEMENT (with permits) offers a recreation area, 2 bedrooms, and a full bathroom, making it ideal for multi-generational families or suite potential subject to city approval. Additional value comes with 2 high-efficiency furnaces and 2

humidifiers. Outside, enjoy James Hardie siding, a west-facing composite deck, and a low-maintenance yard. With so many upgrades already complete, this home stands apart from new construction and offers unmatched practical value. Book your showing today!