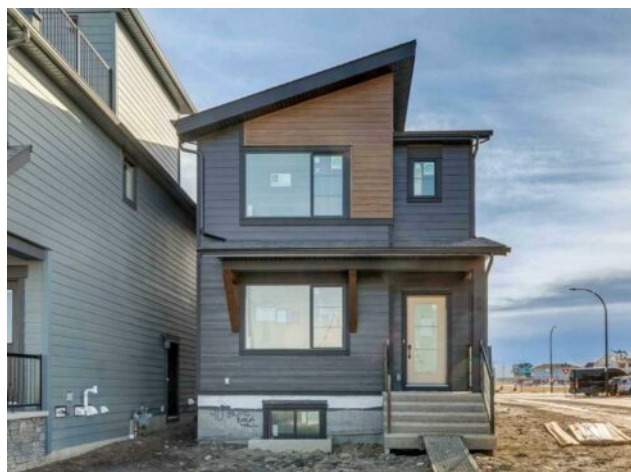


90 Bluerock Hill SW  
Calgary, Alberta

MLS # A2284600



**\$679,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,462 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Street Lighting, Zero Lot Line		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Available for immediate possession, 90 Bluerock Hill SW features the Kindle model by Calbridge Homes in the Alpine Park community. This thoughtfully designed 1,462 sq ft home offers 3 bedrooms and 2.5 bathrooms with a bright, functional layout ideal for modern living. The main floor includes a welcoming great room with large windows that fill the space with natural light, flowing into an L-shaped kitchen with a flush island and stone countertops—perfect for cooking, dining, and entertaining. A side entry provides added flexibility and privacy. Upstairs, all three bedrooms are well arranged, including a comfortable primary retreat. An optional lower level offers future development potential with space for an additional bedroom, bathroom, and media area. A double attached garage completes this well-rounded home. Photos are representative.