

**90 Bluerock Hill SW
Calgary, Alberta**

MLS # A2284600



\$679,900

Division: Alpine Park

Type: Residential/House

Style: 2 Storey

Size: 1,462 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Detached

Lot Size: 0.07 Acre

Lot Feat: Back Lane, Back Yard, Street Lighting, Zero Lot Line

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Cement Fiber Board, Stone, Vinyl Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: 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.