

# \$909,900 - 878 Bluerock Way Sw, Calgary

MLS® #A2232512

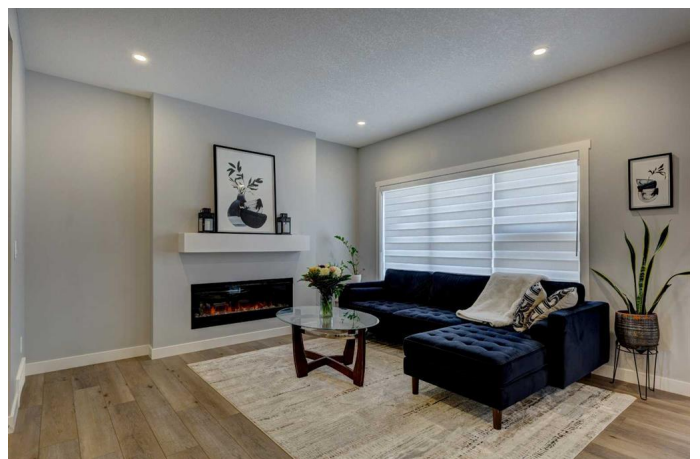
**\$909,900**

7 Bedroom, 5.00 Bathroom, 2,460 sqft

Residential on 0.07 Acres

Alpine Park, Calgary, Alberta

PRICE REDUCTION! Welcome to 878 Bluerock Way SW, a contemporary home located in Vermillion Hill - Alpine Park, which offers a total of 3,494 sq ft of FULLY-DEVELOPED space, making it an ideal choice for growing families, multi-generational households, or astute professionals and investors. This exceptional property includes modern comforts such as a double attached garage with an EV (Electric Vehicle) Charger and a CENTRALIZED AIRCONDITIONING SYSTEM perfect to use during those hot summer months. Built by Genesis Builders, this home also features a full Smart Home Package, including a Ring Video Doorbell, Ecobee Thermostats, Amazon Echo Integration, and Lutron Smart Light Dimmers in the living room, dining room, and inside the Primary Bedroom. Enjoy privacy with your own SARABELLA Window Blinds Package with remote-controlled blinds in one of the Primary Bedrooms. The main floor features an OPEN-CONCEPT layout with 9-foot ceilings, LUXURY VINYL PLANK FLOORINGS for easy maintenance, and a spacious living room with a cozy 50" electric FIREPLACE, a dining room, a GOURMET KITCHEN with a large center island with bar stool seating, upgraded kitchen appliances including a GAS COOKTOP, CHIMNEY HOOD FAN, built-in Microwave and Wall Oven, and a fridge with water and ice dispenser. Additionally, there is a walk-through



SPICE KITCHEN with a GAS STOVE, range hood fan, sink, and PANTRY - ideal for serious entertaining or everyday meal prep. You'll find QUARTZ COUNTERTOPS in both kitchens and bathrooms. The Bedroom/Office, and a full 3-piece bathroom, complete the main level. Heading upstairs, you will notice the 2 PRIMARY BEDROOMS with DOUBLE DOORS, VAULTED CEILINGS, FULL ENSUITE BATHROOMS with DUAL SINK VANITIES, and WALK-IN CLOSETS. A total of 4 Bedrooms, 3 Full Bathrooms, a Laundry Room, and a Bonus Room/Loft (for those family movie nights or morning exercises) complete the upper level. The FULLY-FINISHED BASEMENT (built with permits) has a 9' ceiling and includes a SEPARATE SIDE ENTRY, a large recreation area, 2 BEDROOMS, and a full bathroom, making it ready for a suite subject to approval and permitting by the city. This home is further enhanced with 2 high-efficiency furnaces and 2 humidifiers. The exterior features a low-maintenance yard, James Hardie siding west-facing composite DECK with gas hook-up. Don't sleep on this opportunity; grab your favourite Realtor® and book your showing today!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232512    |
| Price          | \$909,900   |
| Bedrooms       | 7           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 2,460       |
| Acres          | 0.07        |
| Year Built     | 2022        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 878 Bluerock Way Sw |
| Subdivision | Alpine Park         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2Y 0S5             |

### Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | Park, Playground                                                                                      |
| Parking Spaces | 4                                                                                                     |
| Parking        | Double Garage Attached, Garage Door Opener, Insulated, In Garage Electric Vehicle Charging Station(s) |
| # of Garages   | 2                                                                                                     |

### Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven                |
| Heating           | High Efficiency, Fireplace(s), Forced Air, Natural Gas                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                                           |
| Fireplaces        | Blower Fan, Electric, Living Room                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | Exterior Entry, Finished, Full                                                                                                                                                              |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                |
| Lot Description   | Low Maintenance Landscape, Rectangular Lot, Zero Lot Line |
| Roof              | Asphalt Shingle                                           |
| Construction      | Composite Siding, Wood Frame                              |
| Foundation        | Poured Concrete                                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 40              |
| Zoning         | R-G             |
| HOA Fees       | 263             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.