

**267 Bluerock Avenue SW**  
**Calgary, Alberta**

**MLS # A2313687**



**\$809,000**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,249 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 93
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Price reduced for quick sale!! Discover the epitome of modern living in this nearly-new Cardel Homes masterpiece, nestled in the highly coveted community of Alpine Park. Boasting an array of premium upgrades, this residence makes a striking first impression with its grand 8-foot main entry door, which opens into a bright, airy foyer finished with durable wide-plank hardwood flooring that extends throughout the main living areas. The thoughtfully designed layout features elegant architectural archways—including a beautiful transition into a dedicated front-office space complete with custom built-in shelving—and a spacious, open-concept living area bathed in natural light. The heart of the home is a stunning two-tone chef’s kitchen, featuring white upper cabinetry, rich wood-toned lowers, high-end stainless steel appliances, and an expansive quartz-topped island perfect for entertaining. Upstairs, you will find a retreat-like atmosphere with soaring 9-foot ceilings and a cohesive, designer aesthetic that carries through every room. Ideally positioned for convenience, this home offers unparalleled access to Stoney Trail and is just a short 25-minute commute to downtown, while being moments away from top-rated schools and major shopping like Costco. With all original lots in the area now sold out, this is a truly rare opportunity to own a home of this caliber. Call your favorite realtor today!