

**236 Bluerock Street SW**  
**Calgary, Alberta**

**MLS # A2334333**



**\$925,000**

|                  |                                                    |               |                  |
|------------------|----------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Alpine Park                                        |               |                  |
| <b>Type:</b>     | Residential/House                                  |               |                  |
| <b>Style:</b>    | 2 Storey                                           |               |                  |
| <b>Size:</b>     | 2,429 sq.ft.                                       | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 3                                                  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                             |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                          |               |                  |
| <b>Lot Feat:</b> | Back Lane, Level, Rectangular Lot, Street Lighting |               |                  |

|                    |                                                                                                                                               |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, 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, Wood Frame                                                                                                         | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                           |                   |     |

Welcome to the “Greenwood” by Homes by Dream, a striking two-storey home in Calgary’s sought-after Alpine Park, where bold architecture, thoughtful design, and foothills-inspired surroundings come together beautifully. From the curb, this home immediately makes a statement with its moody navy exterior, warm vertical wood-tone accents, stone detailing, and modern glass-enclosed front porch. A covered entry and clean architectural lines create impressive curb appeal, while the rear double attached garage provides everyday convenience without compromising the home’s distinctive front elevation. Step inside to a bright, open-concept main floor finished with wide-plank engineered hardwood throughout. The great room is anchored by a dramatic floor-to-ceiling tiled gas fireplace with a floating mantle, while oversized windows fill the space with natural light and frame views across the growing Alpine Park streetscape. At the heart of the home is a beautifully designed kitchen that feels both modern and elevated. Light natural wood cabinetry extends to the ceiling and is complemented by a contrasting sage green island, quartz countertops, and a full stainless steel KitchenAid appliance package featuring a gas cooktop, built-in wall oven and microwave, and full-size French door refrigerator. The contemporary backsplash extends to the ceiling, wrapping the stand-alone hood fan and open shelving to create a polished, custom-inspired look. A tucked-away walk-in pantry adds valuable storage, while the oversized island comfortably seats four and creates a natural gathering place for family and friends. The kitchen flows seamlessly into a generous dining area with plenty of room for a table of eight. Sliding glass doors lead to a private rear deck framed by two exterior walls, creating an intimate courtyard-style setting

complete with a gas line for the BBQ and views over the backyard below. Tucked just off the dining area is a flexible den or home office overlooking the yard. Finished with soft carpeting and separated from the main living spaces, it provides a quiet retreat ideal for working from home, reading, or creating a more formal sitting area. Upstairs, an oversized central bonus room offers the perfect second living space for movie nights, kids's activities, or watching the big game. The primary suite is a true retreat, featuring oversized windows on two walls that draw in natural light while capturing impressive views across the community and beyond. The spa-inspired ensuite includes a soaker tub beneath its own window, a large dual-sink vanity with warm wood cabinetry, designer lighting, and a spacious walk-in closet complete with built-in shelving. Two additional bedrooms, a full four-piece bathroom with tub and shower combination, and convenient upper-floor laundry complete the level, creating a functional layout perfectly suited to a growing family. Located in Alpine Park, one of southwest Calgary's most exciting master-planned communities, this home is a must see!