



THE
A-TEAM

**RE/MAX
FIRST**

35 BLUEROCK Avenue, Calgary T2Y 0R6

MLS® #: **A2116053**

Area: **Alpine Park**

Listing Date: **03/19/24**

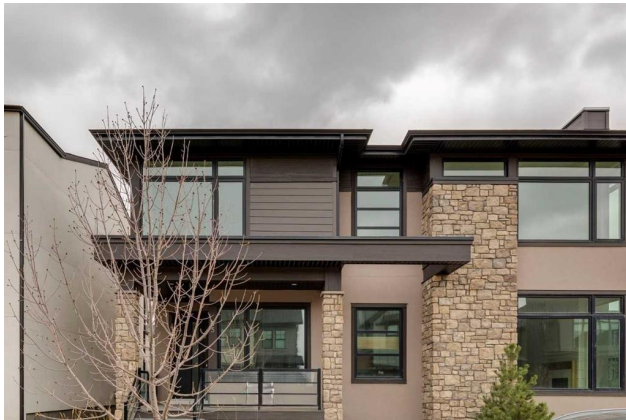
List Price: **\$1,139,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,461 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,651**

Low Sqft:

Ttl Sqft: **2,651**

DOM

61

Layout

Beds: **3 (3)**

Baths: **3.0 (2 2)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Cement Fiber Board,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Tray Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	2pc Bathroom	Main	
Dining Room	Main	15`6" x 11`0"	Office	Main	8`10" x 12`2"
Great Room	Main	14`6" x 16`0"	Bedroom - Primary	Upper	14`6" x 13`10"
5pc Ensuite bath	Upper		Bonus Room	Upper	15`0" x 13`7"
5pc Bathroom	Upper		Bedroom	Upper	11`2" x 10`6"
Bedroom	Upper	11`2" x 10`6"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111901

Zoning:
R-G

Remarks

Pub Rmks:

Discover the epitome of luxury living in Alpine Park with the McLean by Calbridge Homes. This two-story masterpiece features 3 bedrooms, 2.5 bathrooms, and a triple attached garage. The main level boasts a den with a corner glass wall and large windows, creating a bright workspace or cozy retreat. The open concept living area seamlessly connects the living room, dining space, and kitchen with stone counters and a spacious island. Upstairs, enjoy a bonus room and convenient laundry facilities. The primary bedroom is a sanctuary with its ensuite featuring a sliding barn door, standalone soaker tub, double vanity, and separate shower. Outside, the meticulously landscaped yard offers a serene escape. Crafted with impeccable craftsmanship and thoughtful design, the McLean offers a harmonious blend of modern luxury and comfort. Whether entertaining guests or enjoying quiet moments, this home provides the perfect backdrop for every occasion. Photos are representative.

Inclusions:
Property Listed By:

N/A
Bode Platform Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

