



THE
A-TEAM

**RE/MAX
FIRST**

43 BLUEROCK Avenue, Calgary T2Y 0S2

MLS®#: **A2169995**

Area: **Alpine Park**

Listing Date: **10/04/24**

List Price: **\$1,299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**
Lot Information
Lot Sz Ar: **3,543 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,367**
Low Sqft:
Ttl Sqft: **2,367**

DOM

2
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Low Maintenance Landscape,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Other,Private Yard**

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

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **Bar,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------|---------------|----------------------|
| Kitchen | Main | 17`6" x 13`9" |
| Dining Room | Main | 12`5" x 14`5" |
| 2pc Bathroom | Main | 0`0" x 0`0" |
| Bedroom | Second | 11`2" x 10`6" |

| Room | Level | Dimensions |
|--------------------|---------------|----------------------|
| Den | Main | 9`0" x 9`0" |
| Living Room | Main | 15`2" x 15`0" |
| Bedroom | Second | 11`2" x 10`6" |
| Bonus Room | Second | 13`8" x 13`6" |

5pc Bathroom
Bedroom - Primary
Exercise Room
Bedroom

Second
Basement
Basement

13`8" x 14`8"
7`10" x 12`10"
11`7" x 12`3"

Laundry
5pc Ensuite bath
Game Room
4pc Bathroom

Second
Basement
Basement

11`0" x 5`7"
20`7" x 14`5"

Legal/Tax/Financial

Condo Fee:
\$117

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: 2210217

Remarks

Pub Rmks: **Enjoy luxury living in the estate community of Alpine Park. As you approach this stunning residence on a large corner lot you will notice the great curb appeal and welcoming front porch. This well thought out open concept design will exceed your expectations. The chef-inspired two tone kitchen includes SS appliances with a gas stove, a custom hood fan, gorgeous stone counters, timeless tile backsplash, the kitchen sink overlooking the courtyard and a spacious cabinet pantry with pull outs. The kitchen faces the bright dining room with access to your private two tier low maintenance TREX deck and yard creating a great indoor-outdoor space ideal for entertaining. Adjacent to the kitchen is the spacious living room showcasing a contemporary stucco textured gas fireplace. Plus a front home office creating the perfect setting to focus and be productive. Avoid the outdoor elements with a rear attached heated oversized 2 car garage (including an additional bay for storage), mudroom with built in lockers, and a powder room tucked out of the way. As you head upstairs you will notice the airy open riser stairs and modern railing. The large bonus room with tray ceiling detail is perfect for movie nights, 2 well sized bedrooms, a 5pc main bath with stone counters, and a convenient upper-level laundry room are situated away from the Primary retreat. This sanctuary has a tray ceiling detail and luxurious ensuite including a relaxing free standing soaker tub, massive tiled shower, dual sinks, and expansive walk in closet with built ins. The basement is fully complete with a gym, 4th bedroom, 4 pc bath, and large rec room with wet bar. Enjoy the comforts of air conditioning, custom drapes, designer lights, upgraded plumbing fixture, smart home features, irrigation, hose bib in garage, BBQ gas line, and peace of mind with Alberta New Home Warranty. Enjoy easy access to the mountains, via Stoney trail, downtown 20 minutes away, and 5 minutes to Costco and shopping. View the virtual tour or schedule a time to view the Showhome today!**

Inclusions:
Property Listed By: **TV mounts
CIR Realty**

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













