

43 BLUEROCK Avenue, Calgary T2Y 0S2

MLS®#:	A2169995	Area:	Alpine Park	Listing Date:	10/04/24	List Price: \$1,249,000
Status:	Active	County:	Calgary	Change:	-\$51k, 05-Nov	Association: Fort McMurray



neral Information				DOM	
ор Туре:	Residential			49	
b Type:	Detached			<u>Layout</u>	
y/Town:	Calgary	Finished Floor Ar	<u>ea</u>	Beds:	4 (3 1)
ar Built:	2021	Abv Sqft:	2,367	Baths:	3.5 (3 1)
<u>t Information</u>		Low Sqft:		Style:	2 Storey
t Sz Ar:	3,543 sqft	Ttl Sqft:	2,367		
t Shape:				Parking	
				Ttl Park:	3
				Garage Sz:	2
cess:					
t Feat: rk Feat:					

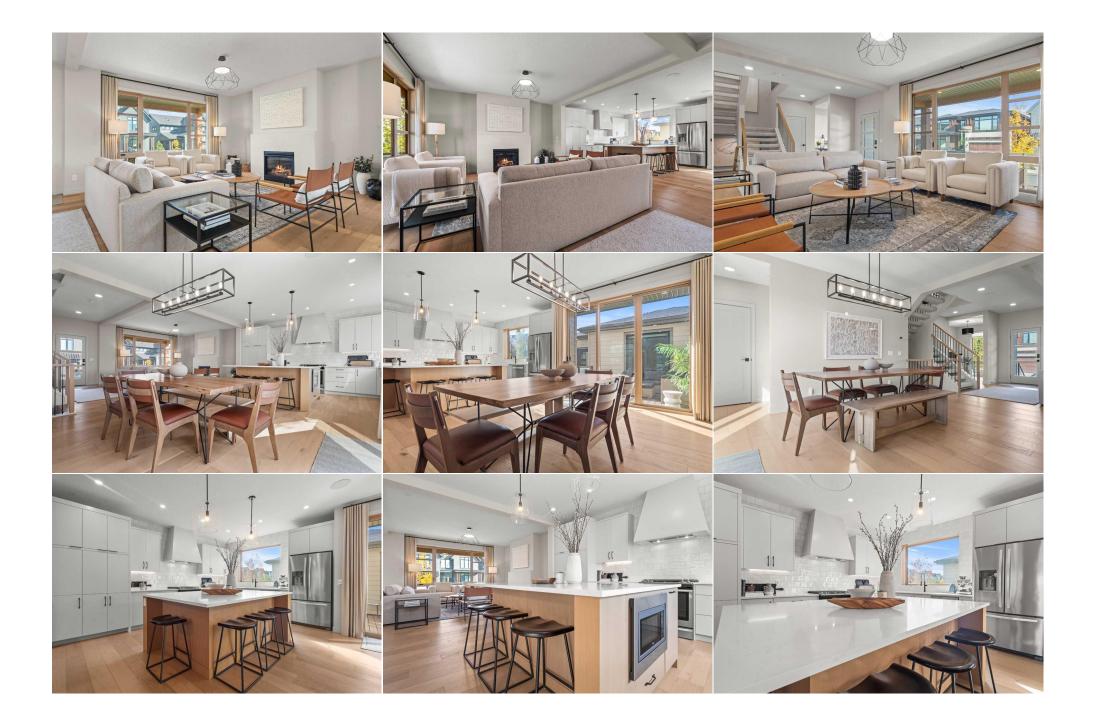
Utilities and Features

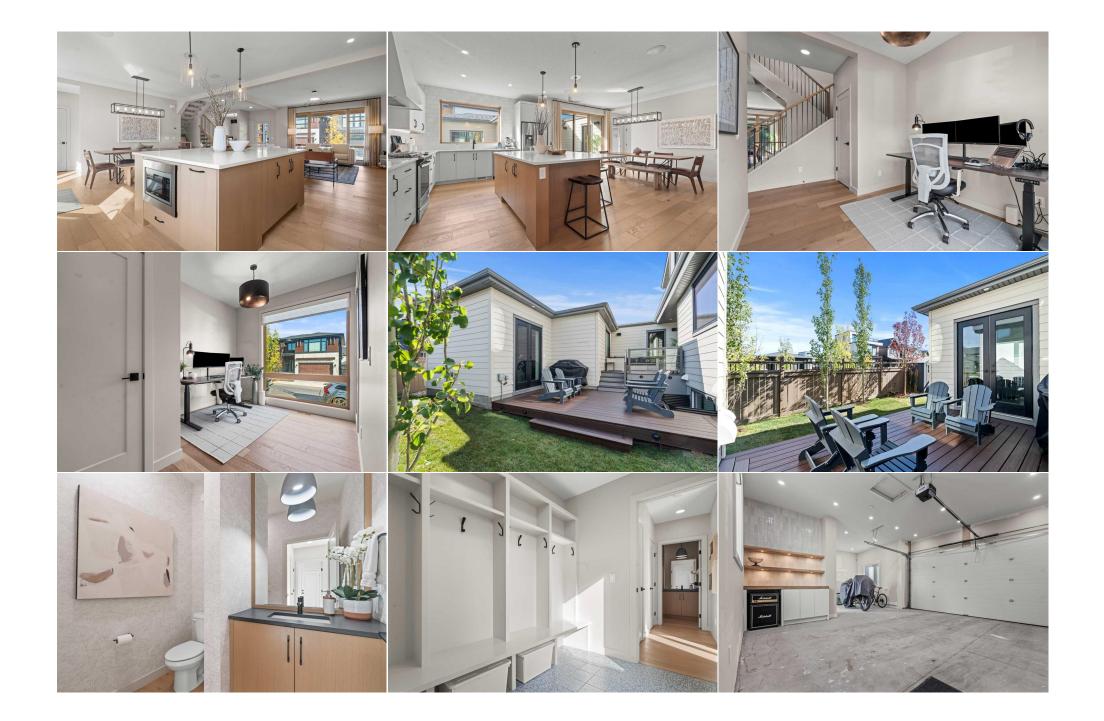
Roof: Heating: Sewer:	Asphalt Shingle Forced Air,Natural Gas	Construction: Cement Fiber Board,Stor Flooring:	Cement Fiber Board,Stone,Wood Frame						
Sewer: Ext Feat: BBQ gas line,Other,Private Yard			Carpet,Hardwood,Tile Water Source: Fnd/Bsmt: Poured Concrete	Carpet,Hardwood,Tile Water Source: Fnd/Bsmt:					
Kitchen Appl: Int Feat:		Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings,Wine Refrigerator Bar,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Tray Ceiling(s),Vinyl Windows,Walk-In							
Utilities:		Room Information							
Room Kitchen Dining Room 2pc Bathroom	<u>Level</u> Main Main Main	Dimensions 17`6" x 13`9" 12`5" x 14`5" 0`0" x 0`0"	<u>Room</u> Den Living Room Bedroom	<u>Level</u> Main Main Second	Dimensions 9`0" x 9`0" 15`2" x 15`0" 11`2" x 10`6"				
2pc Bathroom Bedroom 5pc Bathroom Bedroom - Prim	Second Second	00° x 00° 11`2" x 10`6" 13`8" x 14`8"	Bearoom Bonus Room Laundry 5pc Ensuite bath	Second Second Second Second	11 2" x 10 6" 13`8" x 13`6" 11`0" x 5`7"				

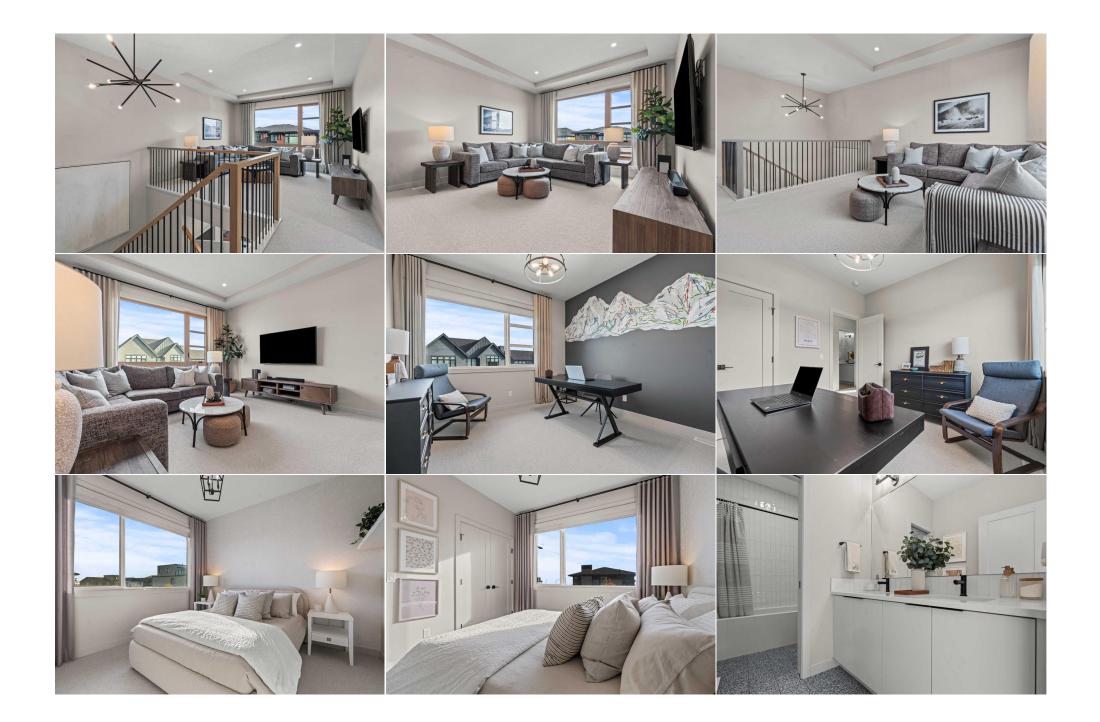
Exercise Room Bedroom	Basement Basement	7`10" x 12`10" 11`7" x 12`3"	Game Room 4pc Bathroom Legal/Tax/Financial	Basement Basement	20`7" x 14`5"			
Condo Fee:		Title:		Zoning:				
\$117		Fee Simple Fee Freq: Monthly		DC				
Legal Desc:	2210217		Remarks					
Pub Rmks: Inclusions: Property Listed By:	welcoming front porch. gas stove, a custom ho outs. The kitchen faces for entertaining. Adjace perfect setting to focus mudroom with built in large bonus room with laundry room are situat tub, massive tiled show room with wet bar. Enjo garage, BBQ gas line, a							

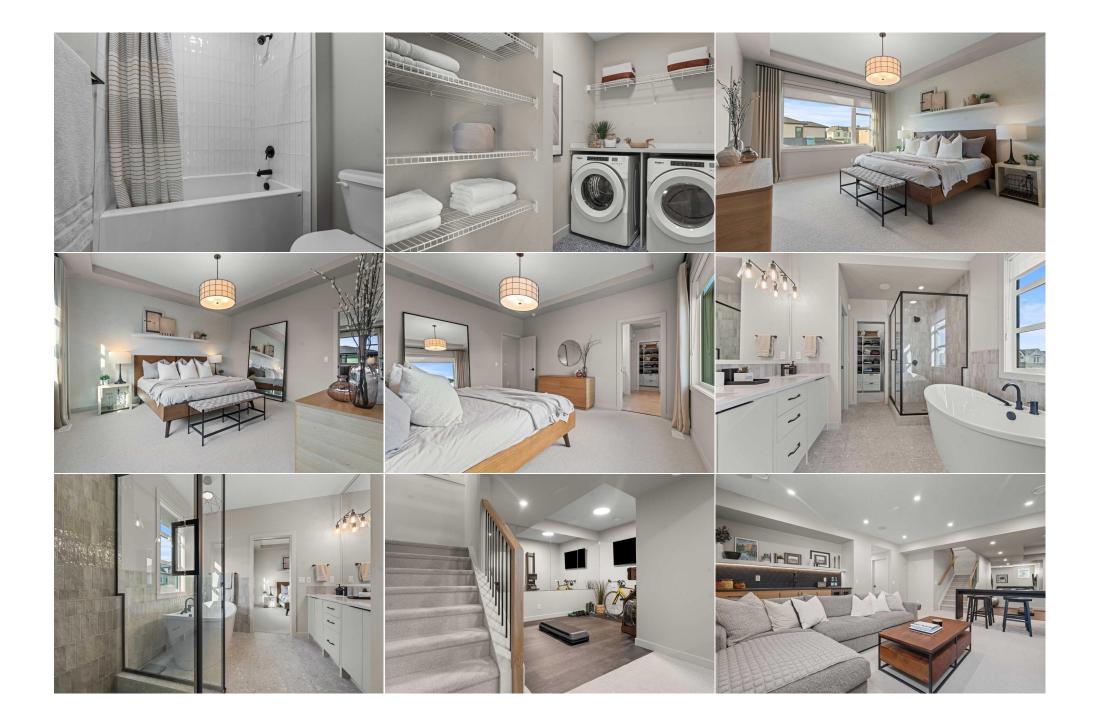
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

















PRIMARY 1410" x 1377" 187 sq 8

FAMILY 139" x 137" 187 sq.ft

