



## 43 Bluerock Avenue Calgary Alberta

\$1,239,000

OPEN HOUSE SATURDAY FEBRUARY 22ND 2-4PM. Enjoy luxury living in the estate community of Alpine Park. As you approach this stunning residence on a oversized 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 texture finish 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, a traditional pantry, 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 o...

Bedroom 11.17 M x 10.50 M

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Bonus Room 13.67 M x 13.50 M

5pc Bathroom Measurements not available

Laundry room 11.00 M x 5.58 M

Primary Bedroom 13.67 M x 14.67 M

Recreational, Games room 20.58 M x 14.42 M

Bedroom 11.58 M x 12.25 M

4pc Bathroom Measurements not available

Kitchen 17.50 M x 13.75 M

Den 9.00 M x 9.00 M

Dining room 12.42 M x 14.42 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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5pc Bathroom Measurements not available

Living room 15.17 M x 15.00 M

Exercise room 7.83 M x 12.83 M

2pc Bathroom .00 M x .00 M