



## 27 Bluerock Avenue Calgary Alberta

\$1,189,000

Welcome to 27 Bluerock Avenue SW, a beautifully maintained, MODERN, CONTEMPORARY AND BEAUTIFULLY MAINTAINED home nestled in the desirable new community of Alpine Park. This charming two-story residence blends comfort, functionality, and style, offering over 2,300 square feet of developed living space for you and your family to enjoy. Walking in, you're welcomed by an inviting foyer that leads into a spacious main floor highlighted by stunning UPGRADED HARDWOOD FLOORS. The open-concept design features a perfectly placed office space, a bright and cozy living room with a large picture window that fills the space with natural light. Adjacent to the living room is a well-sized dining area that provides the perfect setting for both everyday meals and entertaining. The kitchen is the heart of the home, designed with both style and practicality in mind. It includes warm cabinetry, generous counter space, quartz countertops, a large island with a waterfall edge, and a full stainless steel appliance package complete with SILGRANITE SINKS. A window above the sink offers views of the backyard, adding a touch of charm to your cooking and cleanup routines. Just off the kitchen, the dining room leads to a beautifully landscaped backyard and a spacious deck with a BBQ gas line—ideal for morning coffee or unwinding at the end of the day. Upstairs, a bright and airy family room offers the perfect space for movie nights, reading, or spending quality time together. The upper level also features three spacious bedrooms, including a serene primary suite with a walk-in closet outfitted with built-in shelving and a luxurious 5-piece ensuite. This spa-inspired bathroom includes a stand-alone tub and a glass and tile shower, offering a relaxing retreat. Two additional bedrooms and a full 5-piece bathroom complete this level, all finished with durable, WATERPOOF CARPETS for added comfort and ...

2pc Bathroom 6.58 Ft x 5.33 Ft  
Dining room 11.33 Ft x 14.75 Ft  
Kitchen 12.58 Ft x 17.33 Ft  
Living room 21.33 Ft x 15.00 Ft  
Other 6.58 Ft x 8.50 Ft  
Office 8.92 Ft x 8.92 Ft

5pc Bathroom 12.17 Ft x 10.58 Ft  
Bedroom 11.08 Ft x 10.42 Ft  
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Family room 13.58 Ft x 13.67 Ft  
Laundry room 5.33 Ft x 9.92 Ft  
Primary Bedroom 13.58 Ft x 14.58 Ft

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Listing Presented By:



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5pc Bathroom 5.33 Ft x 11.42 Ft

Other 4.75 Ft x 10.58 Ft