

# \$899,000 - 878 Bluerock Way Sw, Calgary

MLS® #A2232512

**\$899,000**

7 Bedroom, 5.00 Bathroom, 2,460 sqft

Residential on 0.07 Acres

Alpine Park, Calgary, Alberta

~OPEN HOUSE ON SATURDAY, SEPT 13  
FROM 1-3 PM~ PRICE REDUCTION!

Welcome to 878 Bluerock Way SW, a  
contemporary home located in Vermillion Hill

- Alpine Park, which offers a total of 3,494  
sq ft of FULLY-DEVELOPED space, making it  
an ideal choice for growing families,

multi-generational households, or astute  
professionals and investors. This

exceptional property includes modern  
comforts such as a double attached garage  
with an EV (Electric Vehicle) Charger and a  
CENTRALIZED AIR

CONDITIONING SYSTEM perfect to use  
during those hot summer months. Built by  
Genesis Builders, this home also features a  
full Smart Home Package, including a Ring

Video Doorbell, Ecobee Thermostats,  
Amazon Echo Integration, and Lutron Smart

Light Dimmers in the living room, dining room,  
and inside the Primary Bedroom. Enjoy privacy

with your own SARBELLA Window Blinds  
Package with remote-controlled blinds in one  
of the Primary Bedrooms. The main floor

features an OPEN-CONCEPT layout with

9-foot ceilings, LUXURY VINYL PLANK  
FLOORINGS for easy maintenance, and a

spacious living room with a cozy 50" electric

FIREPLACE, a dining room, a GOURMET

KITCHEN with a large center island with bar  
stool seating, upgraded kitchen appliances

including a GAS COOKTOP, CHIMNEY  
HOOD FAN, built-in Microwave and Wall

Oven, and a fridge with water and ice



dispenser. Additionally, there is a walk-through SPICE KITCHEN with a GAS STOVE, range hood fan, sink, and PANTRY - ideal for serious entertaining or everyday meal prep. You'll find QUARTZ COUNTERTOPS in both kitchens and bathrooms. The Bedroom/Office, and a full 3-piece bathroom, complete the main level. Heading upstairs, you will notice the 2 PRIMARY BEDROOMS with DOUBLE DOORS, VAULTED CEILINGS, FULL ENSUITE BATHROOMS with DUAL SINK VANITIES, and WALK-IN CLOSETS. A total of 4 Bedrooms, 3 Full Bathrooms, a Laundry Room, and a Bonus Room/Loft (for those family movie nights or morning exercises) complete the upper level. The FULLY-FINISHED BASEMENT (built with permits) has a 9' ceiling and includes a SEPARATE SIDE ENTRY, a large recreation area, 2 BEDROOMS, and a full bathroom, making it ready for a suite subject to approval and permitting by the city. This home is further enhanced with 2 high-efficiency furnaces and 2 humidifiers. The exterior features a low-maintenance yard, James Hardie siding, west-facing composite DECK with a gas hook-up. Don't sleep on this opportunity; grab your favourite Realtor® and book your showing today!

Built in 2022

**Essential Information**

MLS® #	A2232512
Price	\$899,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,460
Acres	0.07
Year Built	2022
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	878 Bluerock Way Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0S5

### Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, In Garage Electric Vehicle Charging Station(s), Garage Door Opener, Insulated
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Separate Entrance
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Fireplace(s), Forced Air, Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Electric, Living Room
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Low Maintenance Landscape, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 22nd, 2025
Days on Market	83
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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