

# \$889,800 - 878 Bluerock Way Sw, Calgary

MLS® #A2257906

**\$889,800**

7 Bedroom, 5.00 Bathroom, 2,460 sqft

Residential on 0.07 Acres

Alpine Park, Calgary, Alberta

~OPEN HOUSE ON SUNDAY, OCTOBER 5 FROM 2-4 PM~ Welcome to 878 Bluerock Way SW, a contemporary home in Vermillion Hill/Alpine Park, offering a total of 3,494 sq ft of FULLY DEVELOPED space. This property comes complete with a FULLY-FINISHED BASEMENT WITH SEPARATE SIDE ENTRY, providing both additional family living space. With everything already done for you, this home delivers true move-in ready value.

Built by Genesis Builders, modern comfort is front and center with a CENTRALIZED AIR CONDITIONING SYSTEM, a double attached garage with EV Charger, and a full Smart Home Package that includes a Ring Video Doorbell, Ecobee Thermostats, Amazon Echo Integration, and Lutron Smart Light Dimmers. Privacy and convenience continue with installed WINDOW COVERINGS, a FINISHED FENCE, a DECK WITH GAS HOOK-UP, and FULL LANDSCAPING, saving you the expense and hassle of doing these projects yourself.

The main floor features an OPEN-CONCEPT layout with 9-foot ceilings, LUXURY VINYL PLANK FLOORINGS, a spacious living room with 50" electric FIREPLACE, and a GOURMET KITCHEN with gas cooktop, chimney hood fan, built-in microwave and wall oven, fridge with water and ice dispenser, and a walk-through SPICE KITCHEN WITH GAS STOVE AND PANTRY. Upstairs, enjoy 2



PRIMARY BEDROOMS with DOUBLE DOORS, VAULTED CEILINGS, FULL ENSUITES with DUAL VANITIES, and WALK-IN CLOSETS. A total of 4 Bedrooms, 3 Full Bathrooms, a Bonus Room/Loft, and Laundry complete the level.

The FULLY-FINISHED BASEMENT (with permits) offers a recreation area, 2 bedrooms, and a full bathroom, making it ideal for multi-generational families or suite potential subject to city approval and permitting. Additional value comes with 2 high-efficiency furnaces and 2 humidifiers.

Outside, enjoy James Hardie siding, a west-facing composite deck, and a low-maintenance yard. With so many upgrades already complete, this home stands apart from new construction and offers unmatched practical value. Book your showing today!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2257906    |
| Price          | \$889,800   |
| 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, Garage Door Opener, In Garage Electric Vehicle Charging Station(s), 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, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings                |
| Heating           | High Efficiency, Fireplace(s), Forced Air, Natural Gas                                                                                                                                      |
| 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      | Composite Siding, Wood Frame                              |
| Foundation        | Poured Concrete                                           |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 22                   |
| Zoning         | R-G                  |
| HOA Fees       | 263                  |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             CIR Realty

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