

\$1,139,000 - 43 Bluerock Avenue Sw, Calgary

MLS® #A2095448

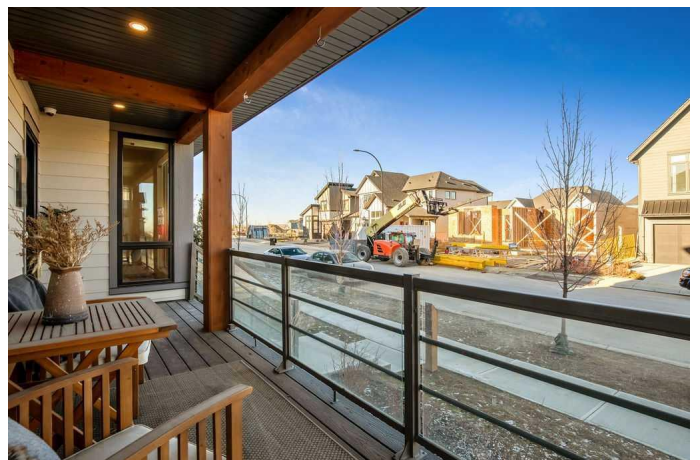
\$1,139,000

4 Bedroom, 4.00 Bathroom, 2,367 sqft

Residential on 0.08 Acres

Alpine Park, Calgary, Alberta

The perfect opportunity for investors or out-of-town buyers as this home can be purchased fully furnished and has a lease back program available. Enjoy luxury living in the estate community of Alpine Park. As you approach this stunning residence 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 including 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 deck and yard creating a great indoor-outdoor space ideal for entertaining. Adjacent to the kitchen is the spacious living room with contemporary gas fireplace plus a front home office creating the perfect setting to focus and be productive. Avoid the outdoor elements with a rear attached oversized 3 car garage, mudroom including built in lockers, 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. The basement is fully complete with gym, 4th bedroom, 4 pc bath, and large rec room with wet bar. Enjoy the comforts of air conditioning, custom drapes, designer lights, and upgraded plumbing fixtures. This home is situated on a large corner lot, with easy access to the mountains, via Stoney trail, downtown, and 5 minutes to Costco and shopping. View the virtual tour or schedule a time to view the Showhome today!

Built in 2021

Essential Information

MLS® #	A2095448
Price	\$1,139,000
Sold Price	\$1,115,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,367
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	43 Bluerock Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0S2

Amenities

Amenities	Community Gardens, Other, Park, Playground, Recreation Facilities
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Parking Spaces	3
Parking	Double Garage Attached

Interior

Interior Features	Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Other, Private Yard
Lot Description	Corner Lot, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 1st, 2023
Date Sold	April 17th, 2024
Days on Market	136
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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