

# \$1,179,900 - 74 Bluerock Avenue Sw, Calgary

MLS® #A2237730

**\$1,179,900**

3 Bedroom, 3.00 Bathroom, 2,700 sqft

Residential on 0.11 Acres

Alpine Park, Calgary, Alberta

The Summit at 2,707 sqft is a brand-new home, featuring a stunning 42' wide design, with a triple tandem car garage. The exterior features urban mountain architecture with Hardie board siding & stone. The interior palette showcases high quality finishings, including 10' main floor ceilings, engineered oak hardwood flooring and quartz countertops throughout. The kitchen features two-tone HDF cabinetry with soft close doors and drawers, Frigidaire Professional series appliances including gas range, granite sink, and champagne bronze hardware. Located off the kitchen is a large 18' x 11' deck. The main floor executive office features 12' ceilings with large street facing windows. The upper-floor features 2 large secondary bedrooms, large 4pc jack and jill bathroom and an upper floor laundry connecting to the primary bedroom oversized walk-in closet. The spacious primary includes a 5-pc ensuite with oversized shower and free-standing tub. The front yard is fully landscaped. Photos are representative.



Built in 2025

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2237730    |
| Price     | \$1,179,900 |
| Bedrooms  | 3           |
| Bathrooms | 3.00        |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,700       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 74 Bluerock Avenue Sw |
| Subdivision | Alpine Park           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 0R4               |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | None                           |
| Parking Spaces | 3                              |
| Parking        | Tandem, Triple Garage Attached |
| # of Garages   | 3                              |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator           |
| Heating           | Forced Air, Natural Gas                                                                             |
| Cooling           | None                                                                                                |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 1                                                                                                   |
| Fireplaces        | Electric                                                                                            |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Unfinished                                                                                    |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | Back Yard, Corner Lot, Landscaped    |
| Roof            | Asphalt Shingle                      |
| Construction    | Cement Fiber Board, Composite Siding |
| Foundation      | Poured Concrete                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 135            |
| Zoning         | R-G            |
| HOA Fees       | 330            |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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