

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

MLS® #A2257906

**\$889,800**

7 Bedroom, 5.00 Bathroom, 2,460 sqft

Single Family 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! (id:6289)

Built in 2022

**Essential Information**

Listing #	A2257906
Price	\$889,800
Bedrooms	7
Bathrooms	5.00
Square Footage	2,460
Acres	0.07
Year Built	2022
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	878 Bluerock Way Sw
Subdivision	Alpine Park
City	Calgary
Province	Alberta
Postal Code	T2Y0S5

**Amenities**

Amenities	Park, Schools, Shopping
Features	No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking

Parking Spaces	4
Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Gas stove(s), Dishwasher, Dryer, Microwave Range Hood Combo, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

### Exterior

Exterior	Composite Siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	CIR Realty
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Listing information last updated on October 14th, 2025 at 2:17pm PDT