

74 Bluerock Avenue SW
Calgary, Alberta

MLS # A2237730

\$1,199,900



Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,700 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Tandem, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, See Remarks, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

The Summit at 2,707 sqft is a brand-new home, featuring a stunning 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.