

780-380-6207  
meghan@meghanrobinson.net

57 Bluerock Way SW  
Calgary, Alberta

MLS # A2193658



**\$1,499,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,244 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Tandem, Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Front Yard, Greenbelt, Landscaped, Lawn, Level, Open Lot, Other, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Swing chair in secondary bedroom, gym equipment in basement

Experience the essence of luxury living in this exquisite home. Perfectly situated for breathtaking downtown views and facing a serene pond. Offering over 4,500 sq. ft. of meticulously designed interior space, this home offers a total of 5 bedrooms, 4.5 baths, a tandem triple garage, and a fully landscaped yard. Embracing modern farmhouse architecture, this sophisticated design boasts soaring 10-foot ceilings on the main. Highlighted by an expansive chef's kitchen. Complete with custom ceiling-height cabinets, high-end upgraded appliances, gorgeous stone counters, a dedicated wine fridge, a separate prep sink looking onto the yard, and a butler's pantry. This seamlessly transitions to the elegant dining area, which offers direct access to a sun-drenched, South facing yard, offering an inviting indoor-outdoor space. The adjacent grand living room is accentuated by a gas fireplace adorned with a wood mantle and stylish designer light fixtures. The main level is completed with a private office, a mudroom with built-ins, and a convenient half-bathroom. As you head upstairs notice the elegant wood staircase and gorgeous railing. This opens to a versatile bonus room featuring vaulted ceilings and captivating views. The primary retreat serves as a tranquil sanctuary, boasting lofty ceilings, downtown city and pond views, and an expansive walk-in closet. Indulge in the luxurious ensuite, complete with a freestanding soaking tub, a generously sized fully-tiled shower with multiple jets, additional cabinetry for ample storage, and a private water closet. Offering 9-foot ceilings throughout this level, which also includes three additional bedrooms, each with its own walk-in closet—one with a private three-piece bathroom. A beautifully designed main bath with dual sinks and a convenient upper laundry room completes this space. The fully developed lower level offers

endless entertainment possibilities, a large wet bar, a recreation room with a games area, a gym, and a fifth bedroom with a three-piece bath. Every detail reflects unparalleled craftsmanship. This estate home is a rare find, centrally located close to the mountains and with no neighbour out front. Don't miss this opportunity—schedule your private showing today or explore the virtual tour!