

# \$1,199,900 - 794 Bluerock Way Sw, Calgary

MLS® #A2266458

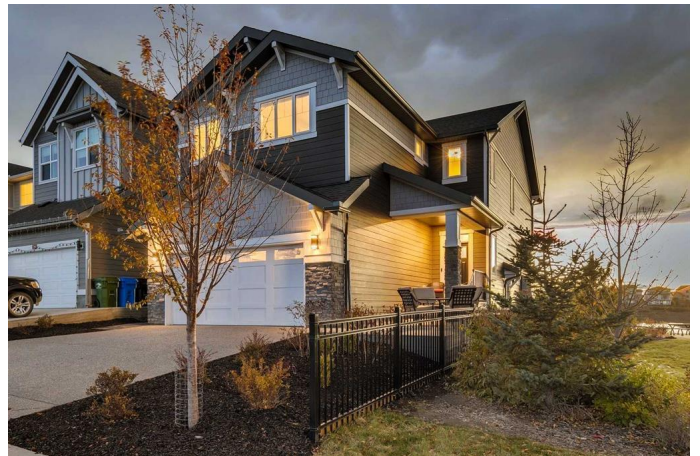
**\$1,199,900**

5 Bedroom, 4.00 Bathroom, 2,431 sqft

Residential on 0.09 Acres

Alpine Park, Calgary, Alberta

In like-new condition, this spectacular custom-built and extensively upgraded 2,430 sq. ft. 5-bedroom, four full-bath home will take your breath away. Located in Alpine Park, one of southwest Calgary's premier new home communities, this home backs west onto a community pond and a lush green space with sweeping views. Two-storey ceilings and windows with a full-height two-storey fireplace grace the sundrenched great room. Upgraded 8' island chef's kitchen features full-height shaker-style cabinets, soft-close doors and drawers, quartz countertops, Whirlpool stainless-steel appliances with a 6-burner commercial-quality gas stove, and an air fryer microwave. Tempered 10-mil glass railings lead to the upper level, featuring 3 large bedrooms, 2 full baths, and a large bonus/family room. The decadent primary bedroom has stunning mountain and pond views, a luxurious ensuite with a soaker tub, tile floors, quartz countertops with undermount sinks, and a king-size walk-in closet. The main floor offers a den/bedroom and is supported by a full bath to supply an "age in place" concept, with laundry on both the main floor and in the basement. Engineered hardwood floors, a substantial upgrade from vinyl plank, grace the main floor, the staircase to the upper bedrooms and the primary bedroom. The professionally developed basement features a family room/media space, a games area (billiards), a 5th bedroom, a full bath, and RI for a future bar/kitchen. Professional



landscaping offers patios and expanded decks to maximize the pond and forest views. The garage has an epoxy floor, is drywalled to home-finishing standards, features custom shelving, and has a 12-ft. ceiling for loft storage or a car hoist. Exposed aggregate steps and patio, composite decking used on the front porch, A/C, triple pane windows, custom window coverings, side door for future suite (subject to civic approvals), full height tile in all baths, 9' ceilings through all levels, knock down stipple, upgraded lighting and plumbing, 8' interior doors, romantic electric fireplace in the primary bedroom, 200 amp service, RI for hot tub, water softener, high-end finishes, quality design throughout and views, views, and views!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2266458    |
| Price          | \$1,199,900 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,431       |
| Acres          | 0.09        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 794 Bluerock Way Sw |
| Subdivision | Alpine Park         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |

Postal Code T2Y0S4

### Amenities

Amenities None

Parking Spaces 2

Parking Double Garage Attached, Aggregate, Front Drive, Garage Door Opener, Insulated

# of Garages 2

### Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Great Room, Tile

Has Basement Yes

Basement Full

### Exterior

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Front Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Views

Roof Asphalt Shingle

Construction Composite Siding, Stone

Foundation Poured Concrete

### Additional Information

Date Listed November 5th, 2025

Days on Market 12

Zoning R-G

HOA Fees 263

HOA Fees Freq. ANN

### Listing Details

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