

\$869,900 - 878 Bluerock Way Sw, Calgary

MLS® #A2257906

\$869,900

7 Bedroom, 5.00 Bathroom, 2,460 sqft

Residential on 0.07 Acres

Alpine Park, Calgary, Alberta

Price Reduction to Sell Fast! ~OPEN HOUSE ON SUNDAY, OCTOBER 25 FROM 11:30 AM - 3:30 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!

Built in 2022

Essential Information

MLS® #	A2257906
Price	\$869,900
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,460
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	878 Bluerock Way Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0S5

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Electric, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Low Maintenance Landscape, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	40
Zoning	R-G

HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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