

**57 Bluerock Way SW
Calgary, Alberta**

MLS # A2193658



\$1,499,900

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

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

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!