

# 26 BLUEROCK AVE SW

CALGARY, ALBERTA

**HELLO,**  
*Gorgeous!*

## **A HOME THAT CONNECTS LUXURY, FUNCTION & EVERYDAY FAMILY LIVING**

Located in the growing southwest Calgary community of Alpine Park, this beautifully designed executive home offers over 3,076 sq ft above grade, a fully landscaped rectangular lot, and a layout intentionally built for modern family life.

With 4 bedrooms upstairs, soaring open-to-above living spaces, a triple tandem garage, and a partially framed basement ready for future customization, this home blends elevated design with practical comfort in all the right ways.

### **MAIN FLOOR HIGHLIGHTS**

- Dramatic open-to-above great room with floor-to-ceiling windows
- Two oversized kitchen islands designed for entertaining and everyday living
- Chef-inspired kitchen with extensive cabinetry and gas range
- Walk-through pantry for added functionality and storage
- Spacious dining area filled with natural light
- Main-floor office ideal for work-from-home professionals
- Beautiful flow between kitchen, dining, and living spaces
- Stunning architectural scale balanced with warm, livable design

Designed for executive family living... where luxury feels comfortable and functional.

### **UPPER LEVEL**

- 4 bedrooms all located upstairs
- Luxurious primary retreat with walk-in closet
- Spa-inspired 5-piece ensuite with dual vanities, soaker tub, and separate shower
- Additional upstairs living / bonus space
- 3 full bathrooms upstairs
- Upper-level laundry room for everyday convenience

A thoughtful family-focused layout offering both privacy and connection.

### **BASEMENT POTENTIAL**

- Partially framed basement ready for future development
- Excellent layout flexibility for customization
- Opportunity for additional bedrooms, gym, theatre room, recreation space, or guest retreat

A strong foundation already in place... ready for the next owner's vision.

### **OUTDOOR LIVING**

- Fully landscaped rectangular lot
- Over \$50,000 professionally landscaped backyard
- Low-maintenance outdoor design
- Fully fenced yard
- Large outdoor storage shed
- Excellent space for entertaining, children, and pets

Outdoor living that feels polished, private, and easy to maintain.

## UPGRADES & FEATURES

- Approximately \$15,000 in upgraded window coverings
- App-controlled and electronic blinds
- Triple tandem attached garage
- Two hot water tanks including additional 50L tank
- Furnace updated in 2023
- Roof updated in 2023
- No Poly-B plumbing
- Open-to-above architectural design
- Floor-to-ceiling feature windows

Move-in ready with substantial upgrades and long-term value already built in.

## AT A GLANCE

- 4 Bedrooms
- 3 Full Bathrooms + 1 Half Bathroom
- Over 3,076 Sq Ft Above Grade
- Triple Tandem Attached Garage
- Fully Landscaped Rectangular Lot
- Open-to-Above Great Room
- Two Kitchen Islands
- Main-Floor Office
- Partially Framed Basement
- Alpine Park, Calgary

## WHY YOU'LL LOVE IT

This home stands out because it delivers luxury in a way that actually supports everyday life.

The scale is impressive without feeling overwhelming. The layout is intentional. The upgrades focus on comfort, function, and longevity... while the dramatic architectural features create the kind of impact buyers remember.

Combined with Alpine Park's growing reputation as one of Calgary's hidden-gem communities, this is a rare opportunity to own a truly elevated family home in an exceptional location.

# LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!

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Gorgeous!*

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