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## 24 Blue Grouse Ridge Canmore, Alberta

MLS # A2278355



# \$2,575,000

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Silvertip                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                                                     |               |                   |
| <b>Size:</b>     | 2,257 sq.ft.                                                           | <b>Age:</b>   | 1997 (29 yrs old) |
| <b>Beds:</b>     | 5                                                                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                                                 |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, P |               |                   |

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Slate

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Log, Stone, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** NA

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 50

**LLD:** -

**Zoning:** Residential

**Utilities:** -

Welcome to the prestigious Silvertip Resort, one of Canmore's most sought-after neighborhoods, home to a world-class golf course, Fine Dining, the best patio in town overlooking the 18th hole, and the Silvertip Market. This spectacular 5-bedroom plus office home offers 3,222 sq.ft of architecturally thoughtful design, blending sunlight, mountain views, and privacy. The open-concept kitchen, dining, and living space is highlighted by soaring log pillars and a 2-story wood-burning river rock fireplace. Upstairs, the primary retreat features a full ensuite, along with two additional bedrooms and a second full bath. With bedrooms on the main and lower levels, comfort and flexibility are assured. Outdoor living includes a southwest-facing deck, a patio backing onto a natural reserve, and a lower-level patio with hot tub off the family room—perfect for entertaining or quiet relaxation. A true mountain retreat for full-time or vacation living.