



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

24 Blue Grouse Ridge Canmore, Alberta

MLS # A2251831



\$2,575,000

Division:	Silvertip		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,257 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 50
Basement:	None	LLD:	-
Exterior:	Log, Stone, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	NA		

Welcome to the prestigious Silvertip Resort neighborhood – one of Canmore's most sought-after locations, home to a world-class golf course, Fine Dining, the best patio in town overlooking the 18th hole, and the charming Silvertip Market. This spectacular architecturally and thoughtfully designed 3222 sq.ft home is a must see for a discerning buyer. The perfect blend of sunlight, mountain views, privacy and attention to detail make these 5 bedrooms plus office/studio ideal for a full-time or vacation home. The open concept kitchen, dining and living room create a welcoming family gathering place. The towering log pillars exude warmth with the 2-story wood burning river rock stone fireplace and surrounding natural wood. With three bedrooms upstairs including the master bedroom with full ensuite and a second full bathroom for family or guests and bedrooms on the main and lower level, comfort and privacy 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.