



GRASSROOTS

REALTY GROUP

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**209 Southmore Place
Blairmore, Alberta**

MLS # A2310048



\$840,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,032 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	High Efficiency, Fireplace(s)	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	34-7-4-W5
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	CSV
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to mountain living at its finest in the Crowsnest Pass! Whether you're searching for the perfect full-time residence, weekend escape, or short-term rental opportunity, this beautifully finished home checks all the boxes. Ideally located close to the ski hill and bike trails, and zoned for "Comprehensive Ski Village," the possibilities here are endless. This thoughtfully designed property offers incredible curb appeal with Hardie Board cement siding, LED soffit lighting, and a spacious front deck finished with Duradek—perfect for enjoying your morning coffee while taking in the stunning views of Crowsnest Mountain. The wide lot allows room for RV parking and includes a convenient 30-amp plug, plus the home is already plumbed for underground sprinklers. The backyard is equally impressive with a Trex deck, aluminum railing, and dual gas hookups for your BBQ and fire table—ideal for entertaining after a day on the slopes or trails. The oversized heated garage features LED lighting, a 50,000 BTU radiant heater, and slat wall storage for all your mountain gear and bikes. Inside, you'll love the upscale finishes throughout. The bright open-concept main floor features 9-foot ceilings, oversized windows, vinyl plank flooring, quartz countertops, under-cabinet lighting, subway tile backsplash, and a stunning white kitchen with grey island. The kitchen is loaded with premium appliances including a massive 5-foot fridge/freezer combo, built-in convection wall oven and microwave, Bertazzoni gas cooktop, hood fan, and dishwasher. The cozy living area includes custom built-in shelving, a gas fireplace with hidden TV conduit, and an additional flex room or office complete with Roxul sound-dampening insulation. On-demand hot water ensures comfort and convenience year-round. Upstairs you'll find 3 spacious

bedrooms including a gorgeous primary retreat featuring a huge rear window, walk-in closet, and spa-inspired 4-piece ensuite with quartz counters and glass shower. This home truly offers the ultimate mountain lifestyle with incredible views, luxury finishes, and unbeatable access to outdoor recreation.