



**231 Southmore  
Blairmore, Alberta**

**MLS # A2318005**



**\$815,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,650 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Native Plants, Private, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	residential
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, Quartz Counters		

**Inclusions:** n/a

Very high quality 3-bedroom, 3.5 bathroom home is situated on one of the best lots in the Southmore subdivision in Blairmore, Crowsnest Pass. Beautifully proportioned home with a full walk out basement and amazing backyard. This Burrows built home features many outstanding design details and first-rate materials. This captivating home takes full advantage of stunning mountain views, including the iconic Crowsnest mountain. There is a green space utility corridor adjacent to the west side of the property, which will not be built on. Very well appointed and bright modern kitchen, along with a welcoming and spacious entrance off a covered veranda. The equally spacious master suite has beautiful, unobstructed views, a large walk-in closet, plus an ensuite with a deep soaker tub and separate shower. There is a covered back deck off the dining area. The fully developed basement has a provision for in-floor heat should one decide to develop a separate guest suite. The double car attached garage has ample space for parking and a generous front drive. Incredible workmanship and pride of ownership is showcased throughout this home and property. It is also a great opportunity to own a beautiful property in the spectacular Canadian Rockies.