



**GRASSROOTS**  
REALTY GROUP

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## 24 Blue Grouse Ridge Canmore, Alberta

**MLS # A2251831**



**\$2,575,000**

<b>Division:</b>	Silvertip		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,257 sq.ft.	<b>Age:</b>	1997 (28 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, Cul-De-Sac, Landscaped, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 50
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Log, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	NA		

Welcome to the prestigious Silvertip Resort neighborhood &ndash; 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&mdash;perfect for entertaining or quiet relaxation. A true mountain retreat for full-time or vacation living.