



**GRASSROOTS**  
REALTY GROUP

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3, 2102 131 Street  
Blairmore, Alberta

MLS # A2259868



**\$519,900**

Division:	NONE		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,625 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Insulated, Rear Drive		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 239
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

This perfectly located 4-bedroom, 3.5-bath, double-car garage infill development in downtown Blairmore is your chance to own a uniquely situated property in an up-and-coming mountain community. Designed for those seeking convenience and low-maintenance living, the property features a zero-maintenance exterior and landscaping, perfect for anyone eager to spend more time enjoying the mountains and less time on upkeep or yard work. Situated just steps away from local shops, cafes, and the riverside community trail, this is a perfect lifestyle property. The proximity to the ski hill, biking/hiking and other recreational amenities make it easy to leave your car at home and head out for adventure on foot or bike. Tall ceilings and large windows capture stunning views of the surrounding mountains and nearby ski hill. The covered, hot-tub-ready, rear decks lend themselves to relaxation after a day of recreation. The spacious open floor plan, along with a second master suite, makes this property ideal for entertaining friends and family or hosting overnight guests at your mountain getaway. With its walkable location, high-end finishes, exceptional features, and low-maintenance design, this property stands in a class of its own—there's simply no comparable in Crowsnest Pass. Don't miss your chance to own this one-of-a-kind mountain home in an unparalleled location. Why hesitate; start living your best mountain life today! First time home buyer? You may be eligible for the New Housing GST rebate making this home even more affordable.