

24 Blue Grouse Ridge
Canmore, Alberta

MLS # A2278355



\$2,575,000

Division:	Silvertip		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,257 sq.ft.	Age:	1997 (29 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, Landscaped, Low Maintenance Landscape, P		

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

Welcome to the prestigious Silvertip Resort, one of Canmore's most sought-after neighborhoods, home to a world-class golf course, Fine Dining, the best patio in town overlooking the 18th hole, and the Silvertip Market. This spectacular 5-bedroom plus office home offers 3,222 sq.ft of architecturally thoughtful design, blending sunlight, mountain views, and privacy. The open-concept kitchen, dining, and living space is highlighted by soaring log pillars and a 2-story wood-burning river rock fireplace. Upstairs, the primary retreat features a full ensuite, along with two additional bedrooms and a second full bath. With bedrooms on the main and lower levels, comfort and flexibility 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.