

# \$2,575,000 - 24 Blue Grouse Ridge, Canmore

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MLS® #A2251831

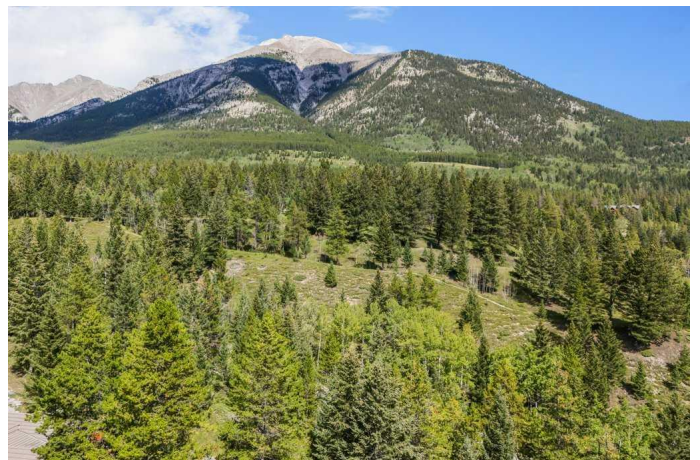
**\$2,575,000**

5 Bedroom, 4.00 Bathroom, 2,257 sqft

Residential on 0.17 Acres

Silvertip, Canmore, Alberta

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



Built in 1997

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2251831    |
| Price  | \$2,575,000 |

|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,257       |
| Acres          | 0.17        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 24 Blue Grouse Ridge   |
| Subdivision | Silvertip              |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 1L5                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None, Snow Removal     |
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | 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) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings, Oven-Built-In                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                      |
| Cooling           | None                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                                                                                                            |
| Fireplaces        | Electric, Family Room, Great Room, Mantle, Masonry, Tile, Wood Burning, EPA Qualified Fireplace, Gas Log, Gas Starter                                                                                        |

Basement                      None

**Exterior**

Exterior Features      BBQ gas line, Private Entrance, Private Yard

Lot Description        Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Views

Roof                      Asphalt Shingle

Construction          Log, Stone, Wood Frame, Wood Siding

Foundation            Poured Concrete

**Additional Information**

Date Listed             August 26th, 2025

Days on Market        18

Zoning                   R1

**Listing Details**

Listing Office           RE/MAX Alpine Realty

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