

## 16 Blue Grouse Ridge Canmore, Alberta

MLS # A2260624



# \$3,045,000

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Silvertip                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                                                      |               |                   |
| <b>Size:</b>     | 2,659 sq.ft.                                                            | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 5                                                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Door Opener, Heated Garage     |               |                   |
| <b>Lot Size:</b> | 0.24 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscap |               |                   |

|                    |                                   |                   |       |
|--------------------|-----------------------------------|-------------------|-------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Carpet, Tile, Wood                | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | \$ 50 |
| <b>Basement:</b>   | Finished, Full                    | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Stone, Wood Siding                | <b>Zoning:</b>    | R1    |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -     |

**Features:** Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** additional freezer in garage, bunk beds, TV and mounted speakers & receiver in theater room, murphy bed.

This 5-bedroom, 4046 sq ft home in the peaceful enclave of Blue Grouse Ridge offers space, comfort and mountain charm. The generous foyer opens into a spacious Great Room, featuring rich walnut flooring. In addition, select sections—such as the foyer, powder room, main-level hallway and mudroom, feature elegant travertine flooring, offering timeless natural stone appeal and durability. The living room boasts a striking Rundle stone gas fireplace and vaulted ceilings. The custom kitchen is thoughtfully designed with a premium Wolf Gourmet Range and a large island—perfect for culinary enthusiasts. Also on the main level is a spacious dining room that opens onto a large, sun-filled view deck—complete with a luxurious hot tub, rear yard, and an impressive outdoor stone wood-burning fireplace, ideal for entertaining or relaxing under the stars. The family room, with vaulted ceilings and a cozy Riverstone wood-burning fireplace, is framed by French doors that offer privacy. Up the Walnut staircase with elegant wrought-iron railings, you'll find a serene master retreat with vaulted ceilings and a spa-like ensuite, featuring a steam shower and soaker tub. Two additional bedrooms and a four-piece bath complete the upper level. The lower level includes a home theatre room, a gym or games area, two additional bedrooms and a 4-piece bathroom, a wine cellar, an enormous storage room—and in-slab heating throughout for year-round comfort.