

**24 Blue Grouse Ridge
Canmore, Alberta**

MLS # A2278355

\$2,575,000



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|--------------------|--|-------------------|-------------|
| 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.