

## 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>	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.