

## 28 Blue Grouse Ridge Canmore, Alberta

MLS # A2269131



# \$4,200,000

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Silvertip              |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 3,187 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.15 Acre              |               |                  |
| <b>Lot Feat:</b> | Treed, Views           |               |                  |

|                    |                                                                                                                                          |                   |       |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------|
| <b>Heating:</b>    | Natural Gas, See Remarks                                                                                                                 | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Hardwood, Tile                                                                                                                           | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                          | <b>Condo Fee:</b> | \$ 50 |
| <b>Basement:</b>   | None                                                                                                                                     | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Wood Frame                                                                                                                               | <b>Zoning:</b>    | R1    |
| <b>Foundation:</b> | Poured Concrete                                                                                                                          | <b>Utilities:</b> | -     |
| <b>Features:</b>   | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage |                   |       |
| <b>Inclusions:</b> | n/a                                                                                                                                      |                   |       |

Welcome to Blue Grouse Ridge, an exclusive enclave within the sought-after Silvertip community. While Silvertip continues to evolve with new construction and modern builds, this home offers a rare advantage: a brand-new residence set on a fully established, quiet street. This stunning single-family residence offers over 3,200 square feet of above-grade living space, thoughtfully designed to blend modern mountain elegance with everyday comfort. Featuring 4 spacious bedrooms and 3 bathrooms, the home is perfectly suited for families or those seeking extra space for guests. The main living areas boast soaring ceilings and large windows that frame the treed backdrop and sweeping mountain views, creating a serene and private setting. Enjoy the flexibility of an optional office and recreational room—ideal for working from home or entertaining. The oversized double garage provides ample storage for all your mountain lifestyle gear. Due to be completed fall 2025.