

**21 blue grouse Ridge
Canmore, Alberta**
MLS # A2115104


\$2,540,000

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|------------------|--|---------------|-------------------|
| Division: | Silvertip | | |
| Type: | Residential/House | | |
| Style: | 3 Storey | | |
| Size: | 1,143 sq.ft. | Age: | 2003 (21 yrs old) |
| Beds: | 4 | Baths: | 4 |
| Garage: | Aggregate, Double Garage Attached, Driveway, Front Drive | | |
| Lot Size: | 0.23 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya | | |

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|--------------------|--|-------------------|-------|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Slate, Wood | Sewer: | - |
| Roof: | Concrete | Condo Fee: | \$ 50 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Cedar, Stone, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Storage | | |
| Inclusions: | BBQ, TV's additional fridge | | |

Welcome to your breathtaking dream home in Silvertip! This remarkable 3830 sq ft Koronko custom built home offers a perfect blend of comfort, luxury, and awe-inspiring surroundings. With 4 bedrooms, 4 baths, a TV room, and office in the loft, this home caters to your every need. Step inside and be greeted by a warm and inviting ambiance that exudes elegance and charm. The gourmet kitchen is ideal for entertaining family and friends. The great room features stunning timber posts and beams, a magnificent wood-burning stone fireplace and expansive windows that showcase the majestic mountain peaks, creating a captivating backdrop for all your gatherings. Retreat to the master suite, your personal sanctuary, to escape and rejuvenate. The luxurious ensuite including a spa-like bathtub and separate shower create the perfect setting for pampering and relaxation. The private backyard, backing onto reserve land, provides a sense of peace and harmony.