

# \$4,095,000 - 28 Blue Grouse Ridge, Canmore

MLS® #A2256206

**\$4,095,000**

4 Bedroom, 3.00 Bathroom, 3,201 sqft  
Single Family on 0.15 Acres

Silvertip, Canmore, Alberta

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. (id:6289)



Built in 2025

## Essential Information

Listing #	A2256206
Price	\$4,095,000
Bedrooms	4
Bathrooms	3.00
Square Footage	3,201

Acres	0.15
Year Built	2025
Type	Single Family
Sub-Type	Bare Land Condo

### Community Information

Address	28 Blue Grouse Ridge
Subdivision	Silvertip
City	Canmore
Province	Alberta
Postal Code	T1W1L5

### Amenities

Features	Treed, See remarks, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2
View	View

### Interior

Appliances	Washer, Dishwasher, Oven, Dryer, Hood Fan
Heating	Natural gas See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

### Exterior

Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	RE/MAX Alpine Realty
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