



780-978-7122
sukhu@grassrootsrealtygroup.ca

16 Blue Grouse Ridge Canmore, Alberta

MLS # A2295665



\$2,895,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Silvertip | | |
| Type: | Residential/House | | |
| Style: | 3 (or more) Storey | | |
| Size: | 2,659 sq.ft. | Age: | 1996 (30 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr | | |
| Lot Size: | 0.24 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscap | | |

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Tile, Wood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Wood Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: \$ 42

LLD: -

Zoning: R1

Utilities: -

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.