

# \$3,045,000 - 16 Blue Grouse Ridge, Canmore

MLS® #A2260624

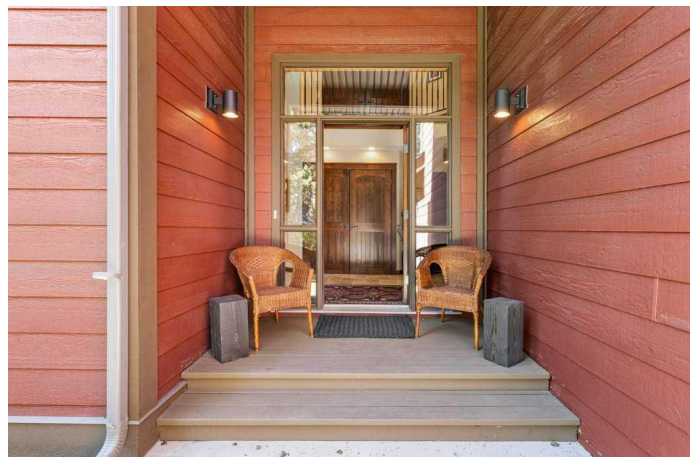
**\$3,045,000**

5 Bedroom, 4.00 Bathroom, 2,659 sqft

Residential on 0.24 Acres

Silvertip, Canmore, Alberta

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.



Built in 1996

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260624    |
| Price          | \$3,045,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,659       |
| Acres          | 0.24        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 16 Blue Grouse Ridge   |
| Subdivision | Silvertip              |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 1L5                |

## Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Other                                                               |
| Parking Spaces | 4                                                                   |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Heated Garage |
| # of Garages   | 2                                                                   |

## Interior

|                   |                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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) |
| Appliances        | Dishwasher, Freezer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator                                                     |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                 |

|                 |                                                                                     |
|-----------------|-------------------------------------------------------------------------------------|
| Cooling         | Full                                                                                |
| Fireplace       | Yes                                                                                 |
| # of Fireplaces | 3                                                                                   |
| Fireplaces      | Family Room, Gas, Great Room, Mantle, Outside, Wood Burning, Masonry, Raised Hearth |
| Has Basement    | Yes                                                                                 |
| Basement        | Finished, Full                                                                      |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Balcony, Lighting, Other                                                        |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape, Views |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Stone, Wood Siding                                                              |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 28th, 2025 |
| Days on Market | 51                   |
| Zoning         | R1                   |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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