

## 21 blue grouse Ridge Canmore, Alberta

MLS # A2115104



# \$2,540,000

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

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