

# \$835,000 - 109 Southmore Drive, Blairmore

MLS® #A2220194

**\$835,000**

4 Bedroom, 4.00 Bathroom, 2,522 sqft

Residential on 0.31 Acres

NONE, Blairmore, Alberta

Welcome to Southmoreâ€™s sought-after comprehensive ski village, this stunning custom-built home offers true ski-in/ski-out access so you can hit the slopes before your morning coffee. Built in 2022 with attention to detail and designed for mountain living, this home is your front-row seat to all-season adventure. Inside, youâ€™ll find 4 spacious bedrooms and 4 baths across a bright, beautifully designed layout. The main living area is warm and welcoming with a gas fireplace, oversized windows that frame breathtaking valley views, and easy access to your mountain-view deck, the perfect aprÃ“s-ski hangout. The kitchen is a showstopper. Sleek, stylish, and fully loaded with a top-tier appliance package that takes both everyday cooking and entertaining to the next level. Anchored by a large island, this space features quartz countertops, modern cabinetry, and an open concept that flows effortlessly into the main living area. Itâ€™s the kind of kitchen that makes you want to host the whole crew after a day on the slopes. And when itâ€™s time to unwind, the primary suite is your personal retreat, complete with a private balcony, built-in closet, and a luxurious ensuite featuring a pebble tile floor, rain-can showerhead, and spa-like vibe. Thereâ€™s more, a double attached garage, an adorable dog wash for muddy paws, and a legal suite with separate entry thatâ€™s perfect for guests or rental income. Thereâ€™s even laundry on both levels for added ease. This is



more than just a home, itâ€™s a lifestyle. Step outside to ski, bike, hike, or explore. Walk to local shops, the community pool, parks, and vibrant year-round events. Whether youâ€™re a weekend warrior or full-time mountain dweller, this is where the good life lives. Own a piece of paradise nestled in the Canadian Rocky Mountains in the Crowsnest Pass. This dream location offers stunning mountain views, waterfalls, hiking and ATV trails, fly fishing, skiing, and so much more.

Built in 2022

**Essential Information**

MLS® #	A2220194
Price	\$835,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,522
Acres	0.31
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	109 Southmore Drive
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0E0

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Gas Cooktop, Microwave, Refrigerator, Gas Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Balcony
Lot Description	Interior Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Metal Siding, Mixed, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	8
Zoning	CVS - Comprehensive Ski V

## Listing Details

Listing Office	eXp Realty of Canada
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