\$4,200,000 - 28 Blue Grouse Ridge, Canmore

MLS® #A2269131

\$4,200,000

4 Bedroom, 3.00 Bathroom, 3,187 sqft Residential 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 roomâ€"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.



Essential Information

MLS® # A2269131 Price \$4,200,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3







Square Footage 3,187 Acres 0.15 Year Built 2025

Type Residential Sub-Type Detached Style 2 Storey Status Active

Community Information

Address 28 Blue Grouse Ridge

Subdivision Silvertip City Canmore

Bighorn No. 8, M.D. of County

Province Alberta Postal Code T1W 1L5

Amenities

Amenities Snow Removal

Parking Spaces 4

Parking **Double Garage Attached**

of Garages 2

Interior

Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Interior Features

Smoking Home, Open Floorplan, Quartz Counters, See Remarks,

Storage

Appliances Dishwasher, Dryer, Range Hood, Washer, Convection Oven

Natural Gas, See Remarks Heating

Central Air Cooling

Fireplace Yes # of Fireplaces 1

Fireplaces Gas

Basement None

Exterior

Exterior Features Balcony

Lot Description Views, Treed

Roof Asphalt Shingle

Wood Frame Construction

Foundation Poured Concrete

Additional Information

Date Listed November 5th, 2025

Days on Market 1

Zoning R1

Listing Details

Listing Office RE/MAX Alpine Realty

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