



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

**21 blue grouse Ridge
Canmore, Alberta**

MLS # A2115104



\$2,540,000

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

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