

# \$4,095,000 - 28 Blue Grouse Ridge, Canmore

MLS® #A2238325

**\$4,095,000**

4 Bedroom, 3.00 Bathroom, 3,201 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 room—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.



Built in 2025

## Essential Information

MLS® #	A2238325
Price	\$4,095,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	3,201
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
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1L5

### Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage
Appliances	Convection Oven, Dishwasher, Dryer, Range Hood, Washer
Heating	Natural Gas, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 9th, 2025  
Days on Market            1  
Zoning                      R1

**Listing Details**

Listing Office              RE/MAX Alpine Realty

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