

\$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 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® #	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
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	Dishwasher, Dryer, Range Hood, Washer, Convection Oven
Heating	Natural Gas, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

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

Foundation Poured Concrete

Additional Information

Date Listed November 5th, 2025
Days on Market 2
Zoning R1

Listing Details

Listing Office RE/MAX Alpine Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.