

5 BLUE GROUSE RIDGE

\$2,898,000



Panoramic mountain views from Three Sisters down the Rundle Range.



This 4+ bedroom 4,031 sqft home in tranquil Blue Grouse Ridge captures panoramic mountain views from Three Sisters down the Rundle Range. The generous foyer flows into the open Great room all with custom log features and brilliant maple flooring. The living room has a corner River stone wood burning fireplace, vaulted ceilings and great views of Ha-Ling Mount Rundle that steps out to the sunny southwest facing deck and hot tub, all with access to the rear yard. The spacious kitchen is perfectly laid out with abundant windows, workspace, storage, and island. Also on this main level is the spacious dining area that enjoys the same sweeping mountain views, kitchen pantry, half bath, an office or potential 5 bedroom and mud room with access to the double car garage. Don't miss the elevator that accesses all floors including the garage. On the 2nd floor is the primary retreat with vaulted ceiling + a spa like 6 pcs ensuite with heated floors, jetted tub, and double sink plus another bedroom, 4 piece bath and sunbathed loft family room and separate office area. The lower level has another family room, wet bar, 3rd, and 4th bedroom, 4 piece bath, storage and mechanical room all with inslab heat. Other features and some upgrades are A/C, Generac generator, new shingles, pls ask for the entire list.



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HAWKER-BETTS REAL ESTATE TEAM



BRAD HAWKER AND DREW BETTS

ASSOCIATE BROKER
REALTOR®

Bedrooms	4+
Bathrooms	4
Total Space	4,031 sqft
Parking	Attached Garage
2023 Property Taxes	\$12,034.63
Condo Fee's	\$50



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