# \$835,000 - 109 Southmore Drive, Blairmore

MLS® #A2220194

## \$835,000

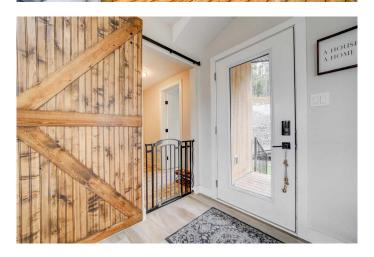
4 Bedroom, 4.00 Bathroom, 2,522 sqft Residential on 0.31 Acres

NONE, Blairmore, Alberta

Welcome to Southmore's sought-after comprehensive ski village, this stunning custom-built home offers true ski-in/ski-out access so you can hit the slopes before your morning coffee. Built in 2022 with attention to detail and designed for mountain living, this home is your front-row seat to all-season adventure. Inside, you'II find 4 spacious bedrooms and 4 baths across a bright, beautifully designed layout. The main living area is warm and welcoming with a gas fireplace, oversized windows that frame breathtaking valley views, and easy access to your mountain-view deck, the perfect aprÃ"s-ski hangout. The kitchen is a showstopper. Sleek, stylish, and fully loaded with a top-tier appliance package that takes both everyday cooking and entertaining to the next level. Anchored by a large island, this space features quartz countertops, modern cabinetry, and an open concept that flows effortlessly into the main living area. It's the kind of kitchen that makes you want to host the whole crew after a day on the slopes. And when it's time to unwind, the primary suite is your personal retreat, complete with a private balcony, built-in closet, and a luxurious ensuite featuring a pebble tile floor, rain-can showerhead, and spa-like vibe. There's more, a double attached garage, an adorable dog wash for muddy paws, and a legal suite with separate entry that's perfect for guests or rental income. There's even laundry on both levels for added ease. This is







more than just a home, it's a lifestyle. Step outside to ski, bike, hike, or explore. Walk to local shops, the community pool, parks, and vibrant year-round events. Whether you're a weekend warrior or full-time mountain dweller, this is where the good life lives. Own a piece of paradise nestled in the Canadian Rocky Mountains in the Crowsnest Pass. This dream location offers stunning mountain views, waterfalls, hiking and ATV trails, fly fishing, skiing, and so much more.

#### Built in 2022

#### **Essential Information**

MLS® # A2220194 Price \$835,000

Bedrooms 4

Bathrooms 4.00 Full Baths 4

Square Footage 2,522
Acres 0.31
Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 109 Southmore Drive

Subdivision NONE

City Blairmore

County Crowsnest Pass

Province Alberta
Postal Code T0K0E0

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance,

Vinyl Windows, Walk-In Closet(s)

Appliances Gas Cooktop, Microwave, Refrigerator, Gas Oven

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Suite

#### **Exterior**

Exterior Features Balcony

Lot Description Interior Lot, Street Lighting, Views

Roof Asphalt Shingle

Construction Cement Fiber Board, Concrete, Metal Siding, Mixed, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 14th, 2025

Days on Market 11

Zoning CVS - Comprehensive Ski V

## **Listing Details**

Listing Office eXp Realty of Canada

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.