

# \$740,000 - 230 Southmore Place, Blairmore

MLS® #A2231391

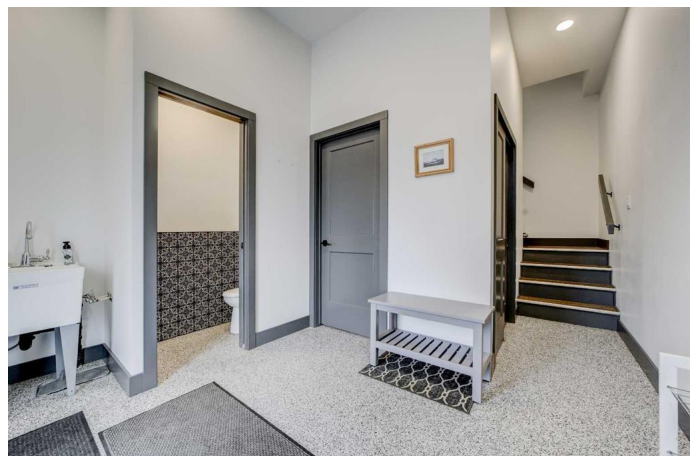
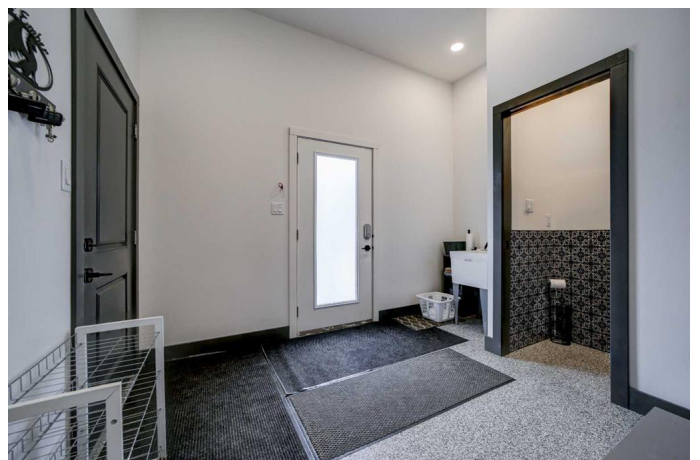
**\$740,000**

4 Bedroom, 3.00 Bathroom, 1,726 sqft

Residential on 0.15 Acres

NONE, Blairmore, Alberta

This thoughtfully designed 4-bedroom, 2.5-bathroom home has never been lived in full-time and has served exclusively as a highly rated Airbnb retreat. Now, it's ready for its next chapter, whether that's your personal getaway, full-time residence, or investment opportunity. From the moment you step onto the spacious front deck, you're welcomed by panoramic valley views. Inside, the open-concept main floor features a bright and inviting kitchen with plenty of counter space, perfect for gathering with family or reconnecting with friends after a day on the slopes. Multiple cozy living areas, including a warm library nook and a child-friendly loft, offer space for everyone to unwind. The upper-level bathroom features a luxurious 6-foot soaker tub, while the main floor bath includes a generous walk-in shower. Three queen-sized bedrooms and one double bedroom ensure comfort and flexibility, with plenty of room for hosting guests or making memories with loved ones. Step out back to a natural gas fire pit sitting area tucked directly against the mountain, a private and peaceful retreat in every season. The home backs onto nature, offering immediate access to hiking and mountain exploring right from your doorstep. Southmore is a vibrant, growing community where you can enjoy skiing, snowboarding, hiking, biking, fishing, and swimming all just minutes from your door. With a double driveway, additional street parking, and modern comforts throughout, this home blends



mountain lifestyle with everyday functionality. Whether you're seeking a cozy retreat, a basecamp for outdoor adventures, or a place to call home, this Southmore gem offers the mountain living experience youâ€™ve been dreaming of. Own a piece of paradise nestled in the Canadian Rocky Mountains in the Crowsnest Pass.

Built in 2020

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231391    |
| Price          | \$740,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,726       |
| Acres          | 0.15        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 230 Southmore Place |
| Subdivision | NONE                |
| City        | Blairmore           |
| County      | Crowsnest Pass      |
| Province    | Alberta             |
| Postal Code | T0K0E0              |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 5                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

**Interior**

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Breakfast Bar, Bookcases, Soaking Tub                 |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Built-In Gas Range |
| Heating           | Forced Air                                                                                                                     |
| Cooling           | Central Air                                                                                                                    |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |
| Fireplaces        | Electric                                                                                                                       |
| Basement          | None                                                                                                                           |

## Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                                          |
| Lot Description   | Cul-De-Sac, Backs on to Park/Green Space, Close to Clubhouse, Many Trees, No Neighbours Behind, Rock Outcropping |
| Roof              | Asphalt Shingle                                                                                                  |
| Construction      | Composite Siding                                                                                                 |
| Foundation        | Poured Concrete                                                                                                  |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | June 16th, 2025           |
| Days on Market | 99                        |
| Zoning         | CVS -Comprehensive Ski Vi |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | eXp Realty of Canada |
|----------------|----------------------|

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