

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

MLS® #A2231391

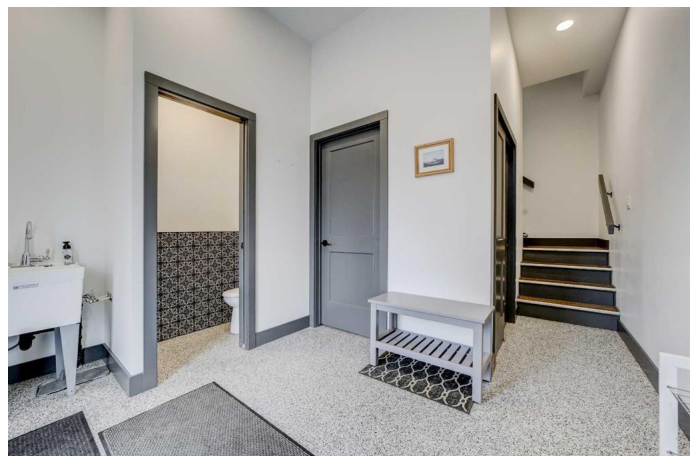
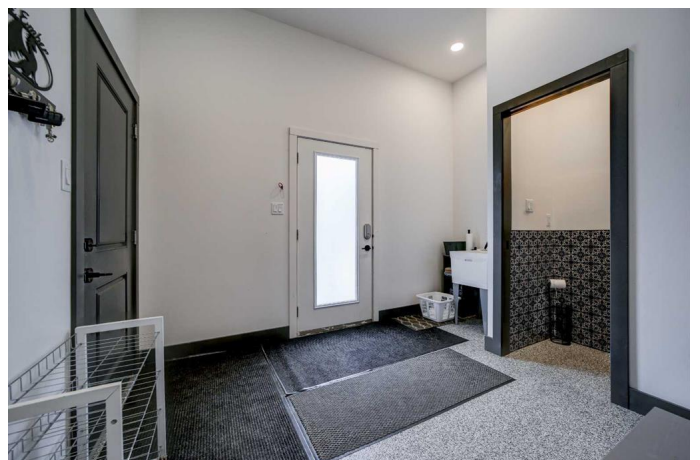
**\$740,000**

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 | Bookcases, Breakfast Bar, High Ceilings, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Vinyl Windows                 |
| 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   | Backs on to Park/Green Space, Cul-De-Sac, Many Trees, No Neighbours Behind, Close to Clubhouse, Rock Outcropping |
| Roof              | Asphalt Shingle                                                                                                  |
| Construction      | Composite Siding                                                                                                 |
| Foundation        | Poured Concrete                                                                                                  |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | June 16th, 2025           |
| Days on Market | 57                        |
| Zoning         | CVS -Comprehensive Ski Vi |

## 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.