

# \$1,597,500 - 117, 13 Aspen Glen, Canmore

MLS® #A2214898

**\$1,597,500**

2 Bedroom, 4.00 Bathroom, 2,785 sqft

Residential on 0.06 Acres

Silvertip, Canmore, Alberta

Immerse yourself in breathtaking mountain views from every angle in this executive open-plan 2,785 sqft half duplex in Silvertip. The grand foyer leads to a living room with soaring cathedral ceilings, a striking stone-surround gas fireplace, and an impressive wall of south-facing windows. Multiple decks throughout the property provide unparalleled vantage points for soaking in the mountain views. A few steps up is the dining room and spacious kitchen, complete with a versatile nook/office area. Upstairs, the generous primary suite boasts vaulted ceilings, captivating views, and a luxurious 5-piece ensuite. A second large bedroom with a 4-piece ensuite and a laundry room complete this floor. The walkout lower level features a generous family room (or potential 3rd/4th bedroom) with another stone-surround gas fireplace, south-facing windows, a view patio, a wet bar, and a 4-piece bath-all with in-slab heating. A heated double garage and ample storage make this home truly exceptional.

Built in 1999

## Essential Information

MLS® #	A2214898
Price	\$1,597,500
Bedrooms	2
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	2,785
Acres	0.06
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	117, 13 Aspen Glen
Subdivision	Silvertip
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W1A6

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, See Remarks, Walk-In Closet(s), Bar, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Stove(s)
Heating	Forced Air, Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Stone, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	139
Zoning	R3

### **Listing Details**

Listing Office	ROYAL LEPAGE SOLUTIONS
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