

**117, 13 Aspen Glen  
Canmore, Alberta**

**MLS # A2273552**



**\$1,499,400**

<b>Division:</b>	Silvertip	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	2,785 sq.ft.	<b>Age:</b> 1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, Side By Side	
<b>Lot Size:</b>	0.06 Acre	
<b>Lot Feat:</b>	Low Maintenance Landscape	

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 650
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, High S
<b>Features:</b>	Bar, Breakfast Bar, High Ceilings, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Immerse yourself in breathtaking mountain views from every angle of this 3 bedroom 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 sun & 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-pce ensuite. A second large bedroom with a 4-pce ensuite and a laundry room complete this floor. The walkout lower level features a 3rd bedroom & family room (or 4th bedroom) with another stone-surround gas fireplace, south-facing windows, a view patio, a wet bar, and a 4-pce bath-all with in-slab heating. A heated double garage and ample storage make this home truly exceptional.