

117, 13 Aspen Glen

Canmore, Alberta

MLS # A2288811



\$1,479,600

Division:		Silvertip	
Type:		Residential/Duplex	
Style:		2 Storey, Attached-Side by Side	
Size:		2,785 sq.ft.	Age: 1999 (27 yrs old)
Beds:		3	Baths: 3 full / 1 half
Garage:		Double Garage Attached, Garage Door Opener, Heated Garage, Side By Side	
Lot Size:		0.06 Acre	
Lot Feat:		Low Maintenance Landscape	
Heating:		In Floor, Forced Air, Natural Gas	Water: -
Floors:		Carpet, Tile, Wood	Sewer: -
Roof:		Asphalt Shingle	Condo Fee: \$ 650
Basement:		None	LLD: -
Exterior:		Stone, Wood Siding	Zoning: R3
Foundation:		Poured Concrete	Utilities: Electricity Connected, Natural Gas Connected, High S
Features:		Bar, Breakfast Bar, High Ceilings, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)	
Inclusions:		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.