



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2214898



\$1,678,500

| | | | |
|------------------|---------------------------------|---------------|-------------------|
| Division: | Silvertip | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 2,785 sq.ft. | Age: | 1999 (26 yrs old) |
| Beds: | 2 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| 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: | - |
| Features: | Bar, Breakfast Bar, High Ceilings, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: N/A

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.