



GRASSROOTS
REALTY GROUP

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**153, 13 Aspen Glen
Canmore, Alberta**

MLS # A2261137



\$1,399,000

Division:	Silvertip		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	2,128 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	No Neighbours Behind, On Golf Course, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 650
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	Res Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: none

A rare opportunity awaits in Aspen Glen, Grizzly Ridge, a serene end unit townhome community tucked away along the coveted fairways of Silvertip Golf Course. This spacious 3-bedroom, 4-bathroom home combines mountain charm with thoughtful design, offering both privacy and spectacular views. Step inside to a bright and inviting entry, where skylights above the foyer and staircase flood the home with natural light. The sunken living room is the heart of the home, showcasing tall ceilings and a wall of windows that frame the tranquil golf course backdrop of hole number 1. A cozy fireplace adds warmth, while the spacious dining room and breakfast nook capture stunning mountain vistas, including the iconic Three Sisters. This home also has A/C for added comfort. Upstairs, you'll find two generously sized bedrooms, each with its own ensuite, plus the convenience of laundry on the same level. The lower level provides flexibility with an optional third bedroom or family room, complete with a second fireplace and access to a full 4-piece bathroom. Additional highlights include a double-car garage, abundant natural light throughout, and a floor plan designed to accommodate full-time living, weekend escapes, or hosting friends and family in style. Backed by golf course serenity and fronted by mountain views, this townhome delivers a lifestyle that's uniquely Canmore, peaceful, private, and perfectly located.