



**202, 3 Aspen Glen
Canmore, Alberta**

MLS # A2298095



\$1,095,000

Division:	Silvertip		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,449 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas, Radiant	Water:	Public
Floors:	Carpet, Ceramic Tile	Sewer:	Public Sewer
Roof:	Concrete	Condo Fee:	\$ 760
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: n/a

The perfect definition of a Rocky Mountain retreat, this beautifully finished 3-bedroom, 2-bathroom condo in Silvertip pairs stunning southwest mountain views with warmth, privacy, and exceptional lifestyle appeal. Located in one of the most peaceful parts of Canmore, with views from every window and two private covered balconies, this home is immersed in the beauty of Canmore. The open-concept living space is warm and inviting, featuring gorgeous hardwood floors, custom woodwork, a cozy fireplace, and large windows that keep the views front and centre. The kitchen is both stylish and functional, with cherry wood cabinetry, granite countertops, a large island, travertine backsplash, and stainless steel appliances. The spacious primary suite is a true retreat, complete with a walk-in closet, private view deck, and an ensuite that adds a rare wellness element to condo living, with an infrared sauna and hot tub as well as dual vanities and a walk-in shower. Thoughtfully designed, the second and third bedrooms are set apart from the primary by the living area, offering excellent privacy for family or guests. A well appointed second full bath is located between the two guest rooms. Rounding out this rare offering are a spacious laundry room, 2 underground titled parking stalls and 2 storage lockers. Whether you’re looking for a full-time home or the perfect mountain escape, this is a standout opportunity in one of Canmore’s most desirable communities.