

**117, 13 Aspen Glen  
Canmore, Alberta**
**MLS # A2214898**

**\$1,678,500**

<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 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<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>	-
<b>Features:</b>	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.