



GRASSROOTS
REALTY GROUP

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**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.