

\$1,597,500 - 117, 13 Aspen Glen, Canmore

MLS® #A2214898

\$1,597,500

2 Bedroom, 4.00 Bathroom, 2,785 sqft

Residential on 0.06 Acres

Silvertip, Canmore, Alberta

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.

Built in 1999

Essential Information

MLS® #	A2214898
Price	\$1,597,500
Bedrooms	2
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	2,785
Acres	0.06
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	117, 13 Aspen Glen
Subdivision	Silvertip
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W1A6

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, High Ceilings, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Dryer, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Stone, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 28th, 2025
Days on Market	153
Zoning	R3

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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