

# \$1,861,280 - 5, 2 Aspen Glen, Canmore

MLS® #A2228976

**\$1,861,280**

4 Bedroom, 4.00 Bathroom, 2,036 sqft

Residential on 0.08 Acres

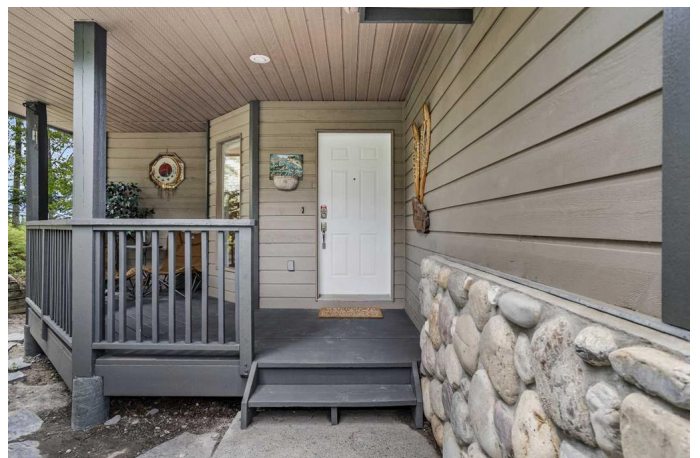
Silvertip, Canmore, Alberta

This impressive 3274 sqft home boasts one of the most coveted locations overlooking a wildlife corridor in unparalleled privacy. At 1430m, you get breathtaking south-facing valley views of the Rockies' main ridge, including Three Sisters and Mt. Lougheed and the valley below them. The soaring ceilings perfectly frame the stunning scenery, complemented by just the right touch of natural greenery. This desirable duplex-style townhome offers the convenience of main-floor principal living spaces, including a master suite and garage. ONE FLOOR LIVING IS VERY HARD TO FIND IN CANMORE!Â Bright and meticulously maintained, this newly renovated home feels brand new. Enjoy the comfort of in-slab heating and expansive decks on two levels. Both decks can be easily expanded to offer excellent entertaining value due to the oversized lot. HOA offers solar panels and hot tubs, subject to approval. Alternatively, there is a potential for an illegal suite with a walk-outÂ basement.

Built in 1997

## Essential Information

MLS® #	A2228976
Price	\$1,861,280
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	2,036
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### **Community Information**

Address	5, 2 Aspen Glen
Subdivision	Silvertip
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1A6

### **Amenities**

Amenities	Golf Course, Park, Playground, Snow Removal
Parking Spaces	5
Parking	Aggregate, Double Garage Attached, Driveway, Garage Door Opener, Insulated
# of Garages	2

### **Interior**

Interior Features	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Wood Windows
Appliances	Dishwasher, Electric Range, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Refrigerator, Garage Control(s), Humidifier, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Dining Room, Gas, Brass
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Barbecue, Lighting, Private Yard, Rain Gutters
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Few Trees, Lawn, No Neighbours Behind, On Golf Course, Private, Secluded, Steep Slope
Roof	Rubber
Construction	Cedar, Manufactured Floor Joist, Mixed, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 7th, 2025
Days on Market	10
Zoning	12P
HOA Fees	517
HOA Fees Freq.	MON

### Listing Details

Listing Office	RE/MAX Alpine Realty
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.