

# \$1,475,000 - 153, 13 Aspen Glen, Canmore

MLS® #A2261137

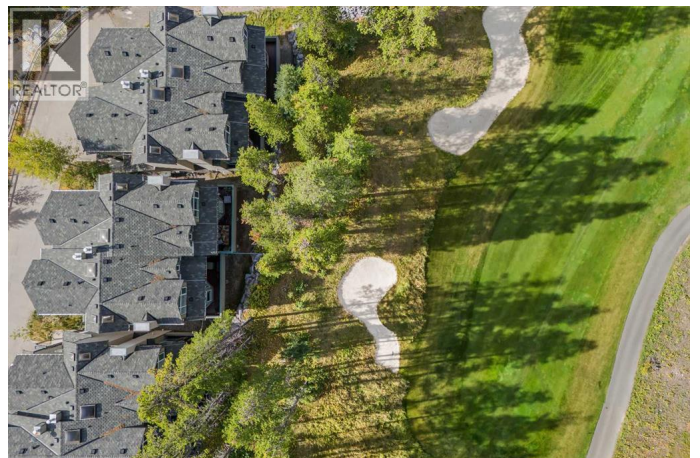
**\$1,475,000**

3 Bedroom, 4.00 Bathroom, 2,128 sqft

Single Family on 0.05 Acres

Silvertip, Canmore, Alberta

A rare opportunity awaits in Aspen Glen, Grizzly Ridge, a serene end unit townhome community tucked away along the coveted fairways of Silvertip Golf Course. This spacious 3-bedroom, 4-bathroom home combines mountain charm with thoughtful design, offering both privacy and spectacular views. Step inside to a bright and inviting entry, where skylights above the foyer and staircase flood the home with natural light. The sunken living room is the heart of the home, showcasing tall ceilings and a wall of windows that frame the tranquil golf course backdrop of hole number 1. A cozy fireplace adds warmth, while the spacious dining room and breakfast nook capture stunning mountain vistas, including the iconic Three Sisters. This home also has A/C for added comfort. Upstairs, youâ€™ll find two generously sized bedrooms, each with its own ensuite, plus the convenience of laundry on the same level. The lower level provides flexibility with an optional third bedroom or family room, complete with a second fireplace and access to a full 4-piece bathroom. Additional highlights include a double-car garage, abundant natural light throughout, and a floor plan designed to accommodate full-time living, weekend escapes, or hosting friends and family in style. Backed by golf course serenity and fronted by mountain views, this townhome delivers a lifestyle thatâ€™s uniquely Canmore, peaceful, private, and perfectly located. (id:6289)



Built in 1999

## Essential Information

Listing #	A2261137
Price	\$1,475,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	2,128
Acres	0.05
Year Built	1999
Type	Single Family
Sub-Type	Bare Land Condo

## Community Information

Address	153, 13 Aspen Glen
Subdivision	Silvertip
City	Canmore
Province	Alberta
Postal Code	T1W1A6

## Amenities

Amenities	Golf Course
Features	No neighbours behind
Parking Spaces	3
Parking	Attached Garage
# of Garages	2
View	View

## Interior

Appliances	Washer, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	3
Has Basement	Yes

## Exterior

Exterior	See Remarks
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX Alpine Realty



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Listing information last updated on October 12th, 2025 at 11:01pm CDT