

\$1,399,000 - 153, 13 Aspen Glen, Canmore

MLS® #A2261137

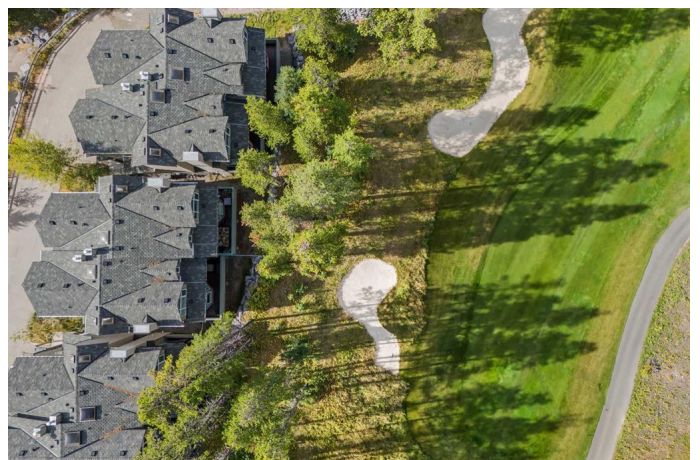
\$1,399,000

3 Bedroom, 4.00 Bathroom, 2,128 sqft

Residential 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, you'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 that's uniquely Canmore, peaceful, private, and perfectly located.



Built in 1999

Essential Information

MLS® #	A2261137
Price	\$1,399,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,128
Acres	0.05
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	153, 13 Aspen Glen
Subdivision	Silvertip
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1A6

Amenities

Amenities	Snow Removal
Parking Spaces	3
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Bedroom
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	No Neighbours Behind, On Golf Course, Views
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2025
Days on Market	31
Zoning	Res Multi

Listing Details

Listing Office	RE/MAX Alpine Realty
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