

\$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

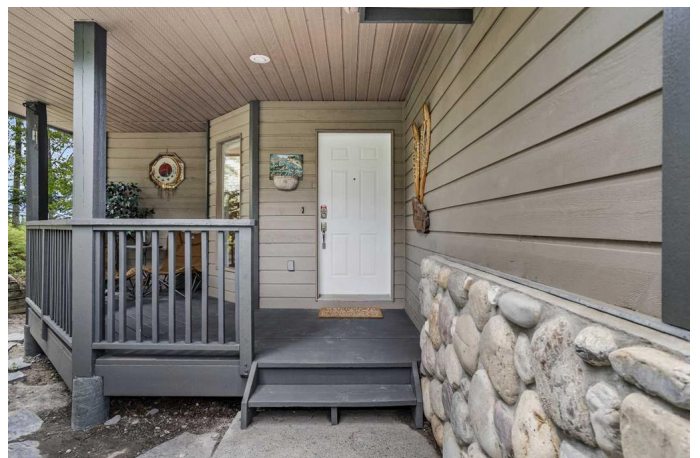
Silvertip, Canmore, Alberta

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, Brass, Dining Room, Gas |
| 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 | 12 |
| 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.