

11 Aspen Glen

Canmore, Alberta

MLS # A2295340



\$2,299,000

|             |  |                                                          |                        |
|-------------|--|----------------------------------------------------------|------------------------|
| Division:   |  | Silvertip                                                |                        |
| Type:       |  | Residential/House                                        |                        |
| Style:      |  | 2 Storey                                                 |                        |
| Size:       |  | 1,930 sq.ft.                                             | Age: 2000 (26 yrs old) |
| Beds:       |  | 3                                                        | Baths: 1               |
| Garage:     |  | Single Garage Attached                                   |                        |
| Lot Size:   |  | 0.22 Acre                                                |                        |
| Lot Feat:   |  | Back Yard, Few Trees, Low Maintenance Landscape, Private |                        |
| Heating:    |  | Other                                                    | Water: -               |
| Floors:     |  | Other                                                    | Sewer: -               |
| Roof:       |  | Tile                                                     | Condo Fee: -           |
| Basement:   |  | Other                                                    | LLD: -                 |
| Exterior:   |  | Log                                                      | Zoning: R1             |
| Foundation: |  | Poured Concrete                                          | Utilities: -           |
| Features:   |  | Open Floorplan, See Remarks                              |                        |
| Inclusions: |  | N/A                                                      |                        |

An exceptional opportunity in Silvertip—this classic log home offers over 2,500 sq ft of living space and presents a rare chance to bring your vision to life in one of Canmore’s most prestigious mountain communities. Currently mid-transformation, the property already benefits from significant system upgrades and quality improvements, setting the stage for the next owner to complete a truly remarkable custom retreat at an attractive price point for this coveted location. Defined by its timeless log construction and dramatic vaulted ceilings, the home offers a bright, open-concept layout filled with natural light. A grand living room anchors the main level, featuring a wood-burning fireplace and an impressive wall of windows that frame breathtaking mountain vistas. The adjoining dining area and kitchen flow seamlessly together, with direct access to both front and rear decks—perfect for enjoying sun-drenched mornings and serene alpine evenings. Please note that some fixtures have been removed, offering a blank canvas to customize finishes to your exact taste. Upstairs, the top level includes two bedrooms, a versatile loft space, and a full bathroom. A second wood-burning fireplace adds warmth and character, while access to an additional deck provides expansive, panoramic views and abundant sunshine—an ideal space to unwind or entertain. The lower level offers added functionality with a spacious family room, laundry area, and access to the single-car garage. With its unbeatable Silvertip location, striking architectural features, and immense potential, this property is an outstanding opportunity for buyers looking to create a bespoke mountain home tailored to their lifestyle.