



GRASSROOTS
REALTY GROUP

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**7705 28 Avenue
Coleman, Alberta**

MLS # A2226545



\$570,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,325 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: Shed, Gate opener, Basement Fridge

Tucked into the desirable community of Pineview, this beautifully updated bungalow offers mountain views, privacy, and modern comfort, all on a treed lot with a fully fenced backyard. It's the kind of home that invites you to settle in and stay awhile. Step inside and you'll find 4 bedrooms, a spacious open-concept layout, and a freshly renovated interior with clean lines, stylish finishes, and thoughtful touches throughout. The bright white kitchen is the heart of the home, featuring a farmhouse sink, sleek countertops, and seamless flow into the main living area. Whether you're hosting family or enjoying a quiet evening by the electric fireplace (with a sunken TV above), this space delivers comfort and connection. Downstairs, a separate living area with its own entrance includes a cozy wood-burning fireplace, kitchenette, and full bathroom, perfect for guests, teens, or multi-generational living (non-conforming). There's plenty of room to spread out without sacrificing privacy. A double detached garage, mature trees, and a mountain backdrop complete the picture. This is a turn-key home in one of the most sought-after areas in Crowsnest Pass, a true blend of beauty, practicality, and lifestyle. Come see what life here could look like. Own a piece of paradise nestled in the Canadian Rocky Mountains in the Crowsnest Pass. This dream location offers stunning mountain views, waterfalls, hiking and ATV trails, fly fishing, skiing, and so much more.