



GRASSROOTS
REALTY GROUP

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**33 Kananaskis Court
Coleman, Alberta**

MLS # A2229885



\$879,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,487 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.34 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Boiler, High Efficiency, In Floor	Water:	-
Floors:	Concrete, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 45
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame, Wood Siding	Zoning:	Residential R-1
Foundation:	Slab	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully unique property located in the exclusive gated community of Kananaskis Wilds - a serene residential community offering a tranquil mountain retreat in Coleman, AB. This beautiful home is just minutes away from Crowsnest Mountain, Powderkeg Ski Hill, Crowsnest Golf Club, and numerous world-class hiking and biking trails. It is also located near the amenities of Coleman and the broader Crowsnest Pass region - giving residents easy access to local shops, restaurants, and many services. With almost 2,500 square feet of developed area, you, family, and friends will be able to stretch your legs and have ample space to unwind and enjoy the amazing views. Starting in the kitchen, you'll find a built-in Fisher & Paykel double-wide fridge/freezer combo, a 5-burner gas range with oven and built-in hood fan, and a stainless steel Bosch dishwasher across from the built-in microwave. Tastefully appointed cabinetry is accented by wood trim and finished with both quartz counters and quartz backsplash. The main floor primary bedroom includes an ensuite with large tiled shower, soaker tub, wall hung toilets, and a large vanity with dual sinks. On the main floor, you'll also find an oversized office with vaulted ceilings bathed in natural light, a laundry set, natural gas fireplace, and a 3-piece full bathroom. The upper level houses two more bedrooms and a flex area with yet another natural gas fireplace. A high efficiency HVAC system and domestic hot water are handled by a high-end IBC boiler that feeds in-floor hydronic heating for the main and upper floors, as well as the garage. This same boiler heats your domestic water and is supplemented by a hot water tank for additional storage. Handling your indoor air quality (IAQ), is a heat recovery ventilator (HRV), which circulates fresh air throughout the home and pre-heats intake air for the

furnace, creating levels of efficiency sure to lower your utility costs. Mountain living at a reasonable price in a community known for its tranquil setting. Photos contain virtual staging.