



GRASSROOTS
REALTY GROUP

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**37 Kananaskis Way
Coleman, Alberta**

MLS # A2231005

\$865,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,428 sq.ft.	Age:	2021 (4 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 500
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)

Inclusions: N/A

Stunning 6-bed, 3-bath home with breathtaking mountain views and premium upgrades throughout! The heart of the home features an open-concept kitchen, living, and dining area—perfect for entertaining. The kitchen boasts quartz countertops, a gas range, and a functional layout that blends style and practicality. Step outside to enjoy the premium Trex deck with sleek glass railing or relax on the concrete patio below. The beautifully landscaped yard and additional parking beside the garage add convenience and curb appeal. The fully finished basement includes a cozy living area with 9” tongue-and-groove pine ceiling and two soundproofed bedrooms using Sonopan panels—ideal for guests, work, or quiet retreat. A custom lower-level bath features a urinal and an impressive 24” rain shower head. Garage highlights include a 260 sq/ft mezzanine, built-in cabinets, and a workbench, plus a secure, lockable storage space under the front porch. Large 8” patio doors flood the home with natural light and enhance the indoor-outdoor flow. A rare blend of comfort, function, and design—this home is truly move-in ready!