



**GRASSROOTS**  
REALTY GROUP

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**39 Kananaskis Way  
Coleman, Alberta**

**MLS # A2243444**



**\$849,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,575 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Garage		
<b>Lot Size:</b>	0.36 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 45
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to your mountain retreat , a bright, open 2,075+ sq. ft. home in gated Kananaskis Wilds. Large windows showcase stunning views of the Continental Divide, while a cozy gas fireplace and spacious deck offer perfect spots to unwind and enjoy the scenery. The kitchen features granite countertops, a large island, stainless steel appliances, and a double fridge. Quartz countertops add a touch of luxury to the bathrooms, complemented by durable LVP and tile flooring throughout. Upstairs, you’ll find three roomy bedrooms including a spacious primary with beautiful big windows and an ensuite, plus a conveniently located laundry room. The finished walkout basement boasts 10’ ceilings and extra space for whatever you dream up, movie nights, workouts, or relaxing with friends. Situated on an oversized corner lot, the home includes a double garage with 220V, a space for your toys or RV, a dog run, and direct access to the Sasky trail network. Priced below the July 2025 bank appraisal, this is mountain living at its finest, ready for your next adventure?