



GRASSROOTS
REALTY GROUP

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70 Kananaskis Drive
Coleman, Alberta

MLS # A2250283



\$1,095,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,076 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Faces Front, Triple Garage Attached		
Lot Size:	0.33 Acre		
Lot Feat:	Front Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot, Views, Wood		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 45
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame, Wood Siding	Zoning:	Residential R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

This is mountain living at its finest! Welcome to this stunning family home located in the exclusive gated community of Kananaskis Wilds - a serene residential neighborhood nestled into the northern edge of Coleman, Alberta. This beautiful home is just minutes away from Crowsnest Mountain, Powderkeg Ski Hill, and many world-class hiking and biking trails. Kananaskis Wilds is also conveniently located near the amenities of Coleman and the broader Crowsnest Pass region, giving residents easy access to local shops, restaurants, and a multitude of services. This luxurious two-storey home greets you with a spacious foyer with open-to-above ceilings flush with natural light. You immediately enter a massive living room that is centered by a sleek linear fireplace surrounded by windows and wrapped in floor to ceiling tile. The main floor includes a beautifully appointed modern kitchen with two-toned cabinets, matte black accents, fully tiled backsplash, and quartz countertops for both the base cabinets and waterfall island. Along with a tastefully finished butler's pantry with sink, this kitchen includes a top tier appliance package; a Fisher & Paykel gas cooktop and dual fridge/freezer, stainless steel dishwasher, and a built-in oven and microwave. Right next to the kitchen is a spacious dining room that is wrapped in large windows facing the massive rear yard. If you've always wanted a private corner office with nearly floor to ceiling windows, you've found one here complete with custom shelving waiting to be turned into your personal library. Heading upstairs, you'll find a primary bedroom at over 320 square feet in size, featuring a wet bar and a gorgeous gas fireplace. Enjoy a morning coffee looking over the private rear yard through expansive, dual pane, high efficiency windows. Privacy is also just a click away as this home has motorized window coverings on most

windows in the home. The primary bedroom also includes a large walk-in closet equipped with a make-up desk, and a terrific ensuite bathroom with a custom tiled shower, standalone soaker tub, and over 10 feet of vanity cabinets with dual sinks. Two more large bedrooms, a 3-piece bathroom, a corner great room, and a pass-through laundry room merge fit and function into this terrifically designed upper level. Need more living space? Probably not right away, but when you're ready, there is over 1,000 square feet waiting to be developed in the cavernous basement level. Everything in this home feels spacious and this includes the oversized triple car garage with tall ceilings and frosted glass overhead door. Bring your skis, fly fishing rods, and mountain bikes to the hidden gem of southwestern Alberta and enjoy everything that the Crowsnest Pass region has to offer. Some photos contain virtual staging.