



GRASSROOTS
REALTY GROUP

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**8305 18 Avenue
Coleman, Alberta**

MLS # A2268444



\$749,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,749 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: n/a

Exceptional new home build nearing completion in the Crowsnest Pass. This modern, open concept home has a total of 4 bedrooms and 3.5 bathrooms, with 3 bedrooms and 2.5 bathrooms in the main area, plus an Approved 1 bedroom, 1 bathroom lower suite with its own outside entrance. This beautifully designed suite also has its own laundry setup and a paved parking pad at the rear. The main floor has an open floor plan with high ceilings and big windows to breathe in the majestic mountain views. Bright modern kitchen with quartz countertops. This home will be finished top to bottom with complete appliance packages for both living areas. Each floor has its own heating/cooling controls and the purchase price includes the GST. Crowsnest Pass is a vibrant, active community close to Castle Mountain and Fernie Ski Resort. There are also incredible Nordic ski facilities, golf, fishing, and hundreds of miles of backcountry adventures. This home is a short drive up the mountain to the renowned York Creek Staging Area, with backcountry access for biking, quadding, sledding, and hiking.