



**70 Kananaskis Drive
Coleman, Alberta**

MLS # A2276873



\$1,095,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,030 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.33 Acre		
Lot Feat:	Brush, Corner Lot, Landscaped, Lawn, Sloped Down, Sloped Up, Treed, Wooded		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 45
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: All Window Coverings (electric and manual), Garage door opener and remotes.

Welcome to refined mountain living in the prestigious, gated community of Kananaskis Wilds, where this Stranville Living Master Builder home sits perfectly positioned to take in sweeping views of the Crowsnest Pass and iconic Turtle Mountain. Set against the natural beauty of Coleman, this residence blends modern luxury with its rugged surroundings in a way that feels both elevated and effortless. From the moment you enter, the grand foyer and soaring ceilings create an immediate sense of space and sophistication. The main living area is anchored by a striking quartz fireplace and framed by floor-to-ceiling windows that capture the ever-changing mountain landscape, bringing the outdoors in year-round. Thoughtfully added automated window coverings enhance both comfort and convenience, allowing you to control light and privacy at the touch of a button. The kitchen is as functional as it is beautiful, designed for both entertaining and everyday living. A large quartz waterfall island offers generous seating, while premium Fisher & Paykel appliances—including a gas cooktop, dual fridge/freezer, and built-in oven and microwave—deliver a seamless, high-end finish. The butler’s pantry, complete with custom shelving and a secondary sink, adds a layer of practicality that serious cooks will appreciate. A sun-filled executive office on the main floor is surrounded by windows, making working from home feel anything but routine. Upstairs, the primary suite is a true retreat, featuring its own tiled fireplace, wet bar with wine fridge, and expansive windows that frame the mountain views beautifully. The walk-in closet includes a dedicated vanity area and connects discreetly to the upper laundry room, keeping daily life streamlined. The ensuite rivals a private spa, with dual vanities, a glass-enclosed tiled shower, and a soaker tub set among windows that invite in natural

light and scenery. Two additional bedrooms on this level continue the theme of space and views, while the bonus room offers a cozy yet bright place to unwind, overlooking the surrounding woodland. Outside, the landscaping has been fully completed, creating a polished exterior that complements the home's architecture and setting. With the recent addition of air conditioning, the home is now equally comfortable through warm summer days and cool mountain evenings. This is a rare opportunity to own a meticulously finished home where luxury, technology, and nature come together seamlessly, all within one of the Crowsnest Pass's most sought-after communities.