



GRASSROOTS
REALTY GROUP

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**39 Kananaskis Way
Coleman, Alberta**

MLS # A2196619



\$849,000

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

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

Inclusions:	N/A
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Nestled in the gated Kananaskis Wilds, this exceptional home offers over 2,075 sq. ft. of living space, breathtaking mountain views, and modern elegance. Designed with an open-concept layout, it features expansive windows that flood the space with natural light and create a seamless connection between indoor comfort and the stunning outdoor landscape. These windows also frame a spectacular view of the Continental Divide, bringing the beauty of the mountains into your everyday living space. A thoughtfully curated color palette enhances the inviting aesthetic, complementing the home's design. At the heart of the home, the beautifully designed kitchen is both stylish and functional, featuring granite countertops, a spacious island, stainless steel appliances, and a gorgeous double fridge. Bathrooms on every level feature quartz countertops, adding a refined touch of luxury. Durable LVP and tile flooring flow throughout, ensuring a seamless, carpet-free living experience. With 9-foot ceilings on the main floor and 10-foot ceilings in the finished walkout basement, the home feels spacious and airy throughout. The main living area is inviting and bright, while a gas fireplace adds warmth and charm. From here, step onto a large deck—perfect for soaking in the mountain views and seamlessly extending your living space outdoors. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary bedroom with an ensuite, along with a conveniently located laundry room. Situated on an oversized corner lot, this home also includes a double-car garage with a 220V outlet, an additional RV bay—perfect for vehicles, outdoor toys, and adventure gear—as well as a dedicated dog run. Located just steps from the Saskatoon Mountain bike trails, it offers the perfect

balance of comfort and adventure-of-a-kind living experience in the sought-after Kananaskis Wilds community.