

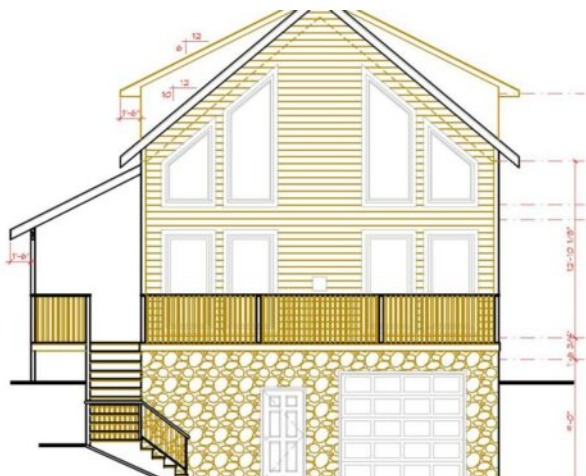


GRASSROOTS
REALTY GROUP

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8305 18 Avenue
Coleman, Alberta

MLS # A2198257



\$749,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,749 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	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, Suite	LLD:	-
Exterior:	Mixed	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: n/a

EXCEPTIONAL new mountain home under construction in Crowsnest Pass with an approved secondary suite. 3 bedrooms and 2.5 bathrooms above, as well as 1 bedroom/one bathroom in the lower-level apartment. Open floor plan with high ceiling in the living areas to take advantage of big windows and majestic mountain views. Very high-quality construction with impeccable attention to detail throughout the entire building process. Modern kitchen with quartz counters. This home is finished top to bottom. Two laundry areas. Each floor has its own heating/cooling controls. Outstanding appliance package. The purchase price includes GST. Crowsnest Pass is a vibrant, active community close to Castle Mountain and Fernie Ski resorts, incredible Nordic ski facilities, and hundreds of miles of backcountry adventures.