\$849,000 - 39 Kananaskis Way, Coleman

MLS® #A2196619

\$849,000

3 Bedroom, 4.00 Bathroom, 1,575 sqft Residential on 0.36 Acres

NONE, Coleman, Alberta

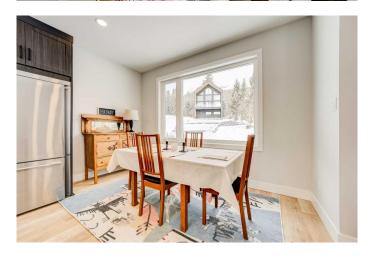
Nestled in the gated Kananaskis Wilds, this exceptional home offers over 2,075 sq. ft. of living space, breathtaking mountain views, and modern elegance. Designed with an open-concept layout, it features expansive windows that flood the space with natural light and create a seamless connection between 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 deckâ€"perfect for soaking in the mountain views and seamlessly extending your living space outdoors. Upstairs, you'II 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 bayâ€"perfect for vehicles, outdoor toys, and adventure gearâ€"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.

Built in 2022

Essential Information

MLS® # A2196619 Price \$849,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,575

Acres 0.36

Year Built 2022

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 39 Kananaskis Way

Subdivision NONE

City Coleman

County Crowsnest Pass

Province Alberta
Postal Code T0K0M0

Amenities

Amenities Other

Parking Spaces 2

Parking Double Garage Attached, RV Garage

of Garages 2

Interior

Interior Features Double Vanity, Granite Counters, Kitchen Island, No Smoking Home,

Open Floorplan

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer, Induction Cooktop

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Lighting, Rain Gutters

Lot Description Corner Lot

Roof Asphalt Shingle
Construction Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed March 5th, 2025

Days on Market 59 Zoning R1

Listing Details

Listing Office TREC The Real Estate Company

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.