

# \$1,049,900 - 34 Kananaskis Court, Coleman

MLS® #A2201453

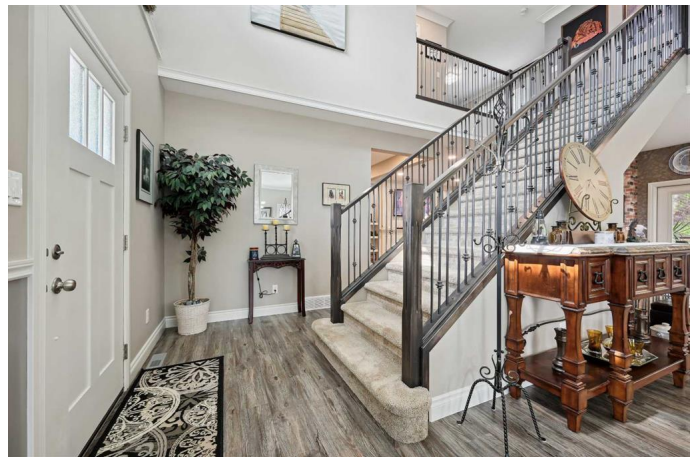
**\$1,049,900**

4 Bedroom, 4.00 Bathroom, 2,035 sqft

Residential on 0.33 Acres

NONE, Coleman, Alberta

Welcome to Kananaskis Wilds, an exclusive gated community in the heart of Crowsnest Pass. This stunning modern farmhouse, custom-built by Reil Construction, offers over 3,100 sq. ft. of meticulously designed living space on a 1/3 acre lot with breathtaking Rocky Mountain views. Inside, the gourmet chef's kitchen boasts a massive granite island, sleek black stainless appliances, and a custom tile backsplash. The open-concept main living area features an elegant electric fireplace with built-in storage, creating the perfect atmosphere for cozy evenings. Upstairs, the primary suite is a showstopper with an expansive walk-in closet, spa-like 5-piece ensuite, massive soaker tub, heated floors, and another cozy fireplace. A bonus room with a third fireplace, a large secondary bedroom, and a Jack & Jill 4-piece bath complete the upper level. The fully finished basement includes a spacious rec room, two additional bedrooms, and another 5-piece bath, with an expansive dual vanity. For those who love space for hobbies and toys, the heated, oversized 4-car garage (1,340 sq. ft.) features 14' ceilings, mezzanine storage, 220V power, and hot/cold running water. The 3-sided wraparound veranda with Douglas Fir supports offers sunrise and sunset views, while the outdoor oasis includes a firepit, covered hot tub pad, outdoor kitchen, and feature pond with a runoff creek. Located in a premiere, family-friendly community, this stunning home is minutes from world class golf



courses, ski areas, hiking, fishing, and endless outdoor adventures. The ICF foundation, and spray foam insulation, make this home as energy-efficient as it is luxurious. Less than 3 hours from Calgary, Lethbridge, and Whitefish, this is your ultimate mountain retreat. Do NOT miss this rare opportunityâ€”schedule your private showing today!

Built in 2018

### **Essential Information**

MLS® #	A2201453
Price	\$1,049,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,035
Acres	0.33
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	34 Kananaskis Court
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

### **Amenities**

Amenities	Other
Parking Spaces	8
Parking	220 Volt Wiring, Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Quad or

More Attached

# of Garages 4

## Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

Appliances Bar Fridge, Dishwasher, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Window Coverings

Heating Central, Fireplace(s), Forced Air, Humidity Control, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 3

Fireplaces Electric, Family Room, Living Room, Other

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Fire Pit, Garden, Lighting, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Garden, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Underground Sprinklers, Views, Wooded, Conservation, Yard Drainage

Roof Asphalt Shingle

Construction Composite Siding, ICFs (Insulated Concrete Forms), Stone

Foundation ICF Block

## Additional Information

Date Listed March 17th, 2025

Days on Market 46

Zoning Residential

## Listing Details

Listing Office Greater Property Group

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.