

\$1,050,000 - 70 Kananaskis Drive, Coleman

MLS® #A2196974

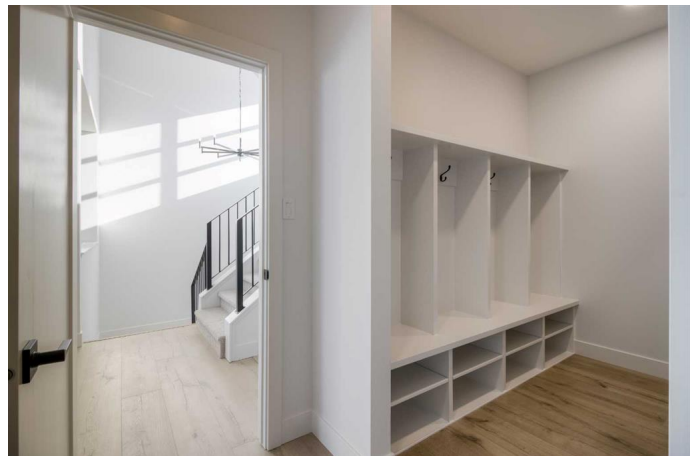
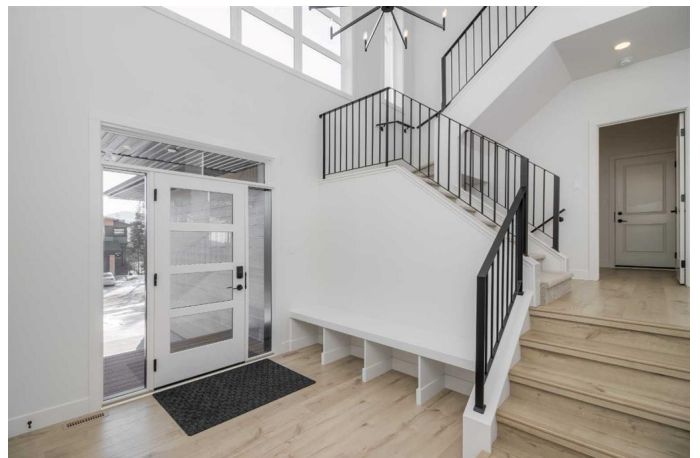
\$1,050,000

3 Bedroom, 3.00 Bathroom, 3,076 sqft

Residential on 0.33 Acres

NONE, Coleman, Alberta

Welcome to the "Meadow" by Stranville Living Master Builder. Located in the exclusive gated community of Kananaskis Wilds—a serene residential community offering a tranquil mountain retreat in Coleman, Alberta. This beautiful home is just minutes away from the Crowsnest Mountain, Powderkeg Ski Hill, and numerous hiking and mountain biking trails. It is also conveniently located near the amenities of Coleman and the broader Crowsnest Pass region—giving residents easy access to local shops, restaurants, and services. This luxurious two-storey home greets you with a spacious foyer with open-to-above ceilings, connected to the mudroom and powder room. The main floor includes a beautifully appointed modern kitchen with two-toned cabinets, matte black accents, fully tiled backsplash, and quartz countertops for both the base cabinets and waterfall island. Along with the beautifully finished butler's pantry, this kitchen includes an exclusive appliance package: a gas cooktop, dual fridge and freezer, stainless steel dishwasher, and a built-in oven and microwave. Right next to the Kitchen is a spacious dining room that is not only finished with an elegant matte black chandelier, but is also surrounded by large windows for natural lighting. The main floor is finished with a large home office that includes built-in shelving and large windows. The second level of the home includes three bedrooms, a 4-piece bathroom, and a large bonus room with a mini fridge. The



primary bedroom includes a coffee bar and a sink, tiled gas fireplace, large windows. It is also connected to a 5-piece ensuite bathroom with a free-standing soaker tub, dual vanities, and a tiled shower. The primary bedroom walk-in closet is also connected to the grand ensuite and laundry room. The overall finished space of this home is 3,076 square feet with a triple car garage. Must be seen to be appreciated! Photos contain virtual staging.

Built in 2024

Essential Information

MLS® #	A2196974
Price	\$1,050,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,076
Acres	0.33
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	70 Kananaskis Drive
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0M0

Amenities

Amenities	Snow Removal
Parking Spaces	6

Parking Concrete Driveway, Front Drive, Triple Garage Attached
of Garages 3

Interior

Interior Features Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Sump Pump(s)
Appliances Built-In Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Electric Water Heater, Freezer
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Electric, Gas, Living Room, Master Bedroom, Tile
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line, Private Yard
Lot Description Few Trees, Front Yard, Many Trees, Native Plants, Pie Shaped Lot, Views, Wooded
Roof Asphalt Shingle
Construction Wood Frame, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed March 9th, 2025
Days on Market 3
Zoning Residential R-1

Listing Details

Listing Office REAL BROKER

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.