

# \$793,700 - 39 Kananaskis Way, Coleman

MLS® #A2243444

**\$793,700**

3 Bedroom, 4.00 Bathroom, 1,575 sqft

Residential on 0.36 Acres

NONE, Coleman, Alberta

Welcome to your mountain retreat , a bright, open 2,075+ sq. ft. home in gated Kananaskis Wilds. Large windows showcase stunning views of the Continental Divide, while a cozy gas fireplace and spacious deck offer perfect spots to unwind and enjoy the scenery. The kitchen features granite countertops, a large island, stainless steel appliances, and a double fridge. Quartz countertops add a touch of luxury to the bathrooms, complemented by durable LVP and tile flooring throughout. Upstairs, you'll find three roomy bedrooms including a spacious primary with beautiful big windows and an ensuite, plus a conveniently located laundry room. The finished walkout basement boasts 10' ceilings and extra space for whatever you dream up, movie nights, workouts, or relaxing with friends. Situated on an oversized corner lot, the home includes a double garage with 220V, a space for your toys or RV, a dog run, and direct access to the Sasky trail network. Priced below the July 2025 bank appraisal, this is mountain living at its finest, ready for your next adventure?



Built in 2022

## Essential Information

MLS® # A2243444

Price \$793,700

|                |             |
|----------------|-------------|
| 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 | Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Double Vanity                                 |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Induction Cooktop, Washer/Dryer |
| 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    | August 14th, 2025 |
| Days on Market | 59                |
| Zoning         | R1                |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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