

# \$849,000 - 39 Kananaskis Way, Coleman

MLS® #A2196619

**\$849,000**

3 Bedroom, 4.00 Bathroom, 1,575 sqft

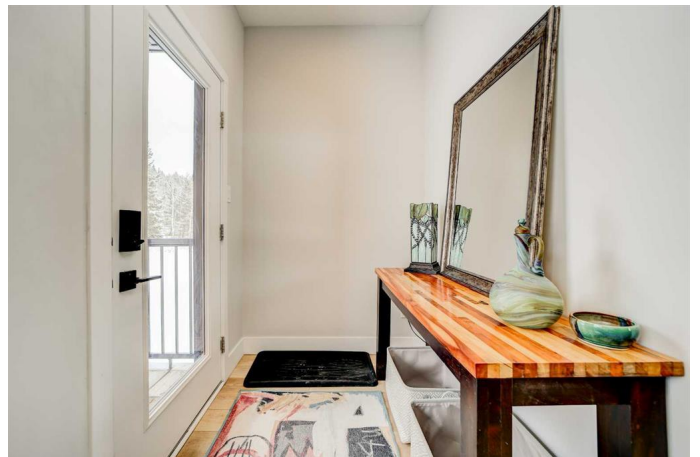
Residential on 0.36 Acres

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 deck—perfect for soaking in the mountain views and seamlessly extending your living space outdoors. Upstairs, you’ll 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), Induction Cooktop, Microwave Hood Fan, Refrigerator, 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	March 5th, 2025
Days on Market	127
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.