

# \$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          | Full, Finished   |

### 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 | 46              |
| Zoning         | R1              |

### Listing Details

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

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