

\$793,700 - 39 Kananaskis Way, Coleman

MLS® #A2243444

\$793,700

3 Bedroom, 4.00 Bathroom, 1,575 sqft

Single Family on 0.36 Acres

N/A, 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, youâ€™™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 10â€™™ 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? (id:6289)

Built in 2022

Essential Information

Listing # A2243444

Price \$793,700

Bedrooms 3



Bathrooms	4.00
Half Baths	1
Square Footage	1,575
Acres	0.36
Year Built	2022
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	39 Kananaskis Way
Subdivision	N/A
City	Coleman
Province	Alberta
Postal Code	T0K0M0

Amenities

Amenities	Other
Features	Other, No Smoking Home
Parking Spaces	2
Parking	Attached Garage, RV
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Garage door opener, Washer & Dryer, Cooktop - Induction
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Composite Siding
Foundation	Poured Concrete

Listing Details

Listing Office	TREC The Real Estate Company
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