\$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'II 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 81 Zoning R1

Listing Details

Listing Office TREC The Real Estate Company

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