

# \$1,095,000 - 70 Kananaskis Drive, Coleman

MLS® #A2250283

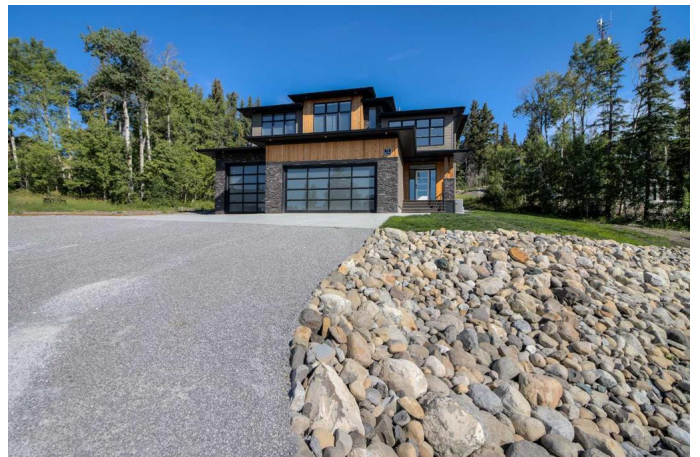
**\$1,095,000**

3 Bedroom, 3.00 Bathroom, 3,076 sqft

Residential on 0.33 Acres

NONE, Coleman, Alberta

This is mountain living at its finest! Welcome to this stunning family home located in the exclusive gated community of Kananaskis Wilds - a serene residential neighborhood nestled into the northern edge of Coleman, Alberta. This beautiful home is just minutes away from Crowsnest Mountain, Powderkeg Ski Hill, and many world-class hiking and biking trails. Kananaskis Wilds is also conveniently located near the amenities of Coleman and the broader Crowsnest Pass region, giving residents easy access to local shops, restaurants, and a multitude of services. This luxurious two-storey home greets you with a spacious foyer with open-to-above ceilings flush with natural light. You immediately enter a massive living room that is centered by a sleek linear fireplace surrounded by windows and wrapped in floor to ceiling tile. The main floor includes a beautifully appointed modern kitchen with two-toned cabinets, matte black accents, fully tiled backsplash, and quartz countertops for both the base cabinets and waterfall island. Along with a tastefully finished butler's pantry with sink, this kitchen includes a top tier appliance package; a Fisher & Paykel gas cooktop and dual fridge/freezer, stainless steel dishwasher, and a built-in oven and microwave. Right next to the kitchen is a spacious dining room that is wrapped in large windows facing the massive rear yard. If you've always wanted a private corner office with nearly floor to ceiling windows, you've



found one here complete with custom shelving waiting to be turned into your personal library. Heading upstairs, you'll find a primary bedroom at over 320 square feet in size, featuring a wet bar and a gorgeous gas fireplace. Enjoy a morning coffee looking over the private rear yard through expansive, dual pane, high efficiency windows. Privacy is also just a click away as this home has motorized window coverings on most windows in the home. The primary bedroom also includes a large walk-in closet equipped with a make-up desk, and a terrific ensuite bathroom with a custom tiled shower, standalone soaker tub, and over 10 feet of vanity cabinets with dual sinks. Two more large bedrooms, a 3-piece bathroom, a corner great room, and a pass-through laundry room merge fit and function into this terrifically designed upper level. Need more living space? Probably not right away, but when you're ready, there is over 1,000 square feet waiting to be developed in the cavernous basement level. Everything in this home feels spacious and this includes the oversized triple car garage with tall ceilings and frosted glass overhead door. Bring your skis, fly fishing rods, and mountain bikes to the hidden gem of southwestern Alberta and enjoy everything that the Crowsnest Pass region has to offer. Some photos contain virtual staging.

Built in 2024

**Essential Information**

MLS® #	A2250283
Price	\$1,095,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,076

Acres	0.33
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	70 Kananaskis Drive
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

### Amenities

Amenities	Snow Removal
Parking Spaces	6
Parking	Garage Faces Front, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Window Coverings, Electric Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Mantle, Tile, Bedroom
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Front Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot, Views,

	Wooded
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 25th, 2025
Days on Market	1
Zoning	Residential R-1

### **Listing Details**

Listing Office	REAL BROKER
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