

\$865,000 - 37 Kananaskis Way, Coleman

MLS® #A2231005

\$865,000

6 Bedroom, 3.00 Bathroom, 1,428 sqft

Residential on 0.34 Acres

NONE, Coleman, Alberta

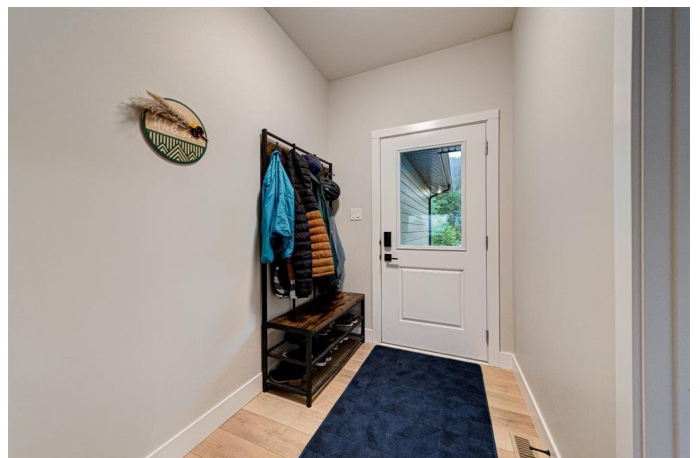
Stunning 6-bed, 3-bath home with breathtaking mountain views and premium upgrades throughout! The heart of the home features an open-concept kitchen, living, and dining area—perfect for entertaining. The kitchen boasts quartz countertops, a gas range, and a functional layout that blends style and practicality.

Step outside to enjoy the premium Trex deck with sleek glass railing or relax on the concrete patio below. The beautifully landscaped yard and additional parking beside the garage add convenience and curb appeal.

The fully finished basement includes a cozy living area with 9â€™™ tongue-and-groove pine ceiling and two soundproofed bedrooms using Sonopan panels—ideal for guests, work, or quiet retreat. A custom lower-level bath features a urinal and an impressive 24â€• rain shower head.

Garage highlights include a 260 sq/ft mezzanine, built-in cabinets, and a workbench, plus a secure, lockable storage space under the front porch. Large 8â€™™ patio doors flood the home with natural light and enhance the indoor-outdoor flow.

A rare blend of comfort, function, and design—this home is truly move-in ready!



Built in 2021

Essential Information

MLS® #

A2231005

| | |
|----------------|-------------|
| Price | \$865,000 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,428 |
| Acres | 0.34 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 37 Kananaskis Way |
| Subdivision | NONE |
| City | Coleman |
| County | Crowsnest Pass |
| Province | Alberta |
| Postal Code | T0K0M0 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Snow Removal |
| Parking Spaces | 6 |
| Parking | Double Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Gas 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 | Private Yard |
| Lot Description | Back Yard, Landscaped, Private, Views |
| Roof | Asphalt Shingle |
| Construction | Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 13th, 2025 |
| Days on Market | 1 |
| Zoning | R-1 |
| HOA Fees | 500 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | eXp Realty of Canada |
|----------------|----------------------|

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