

\$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'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 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	Kitchen Island, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Garage Control(s), Microwave Hood Fan
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	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	84
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.