

# \$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

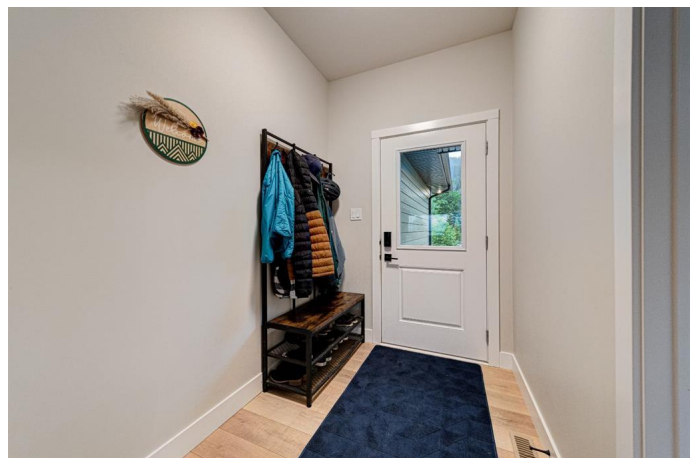
Stunning 6-bed, 3-bath home with breathtaking mountain views and premium upgrades throughout! The heart of the home features an open-concept kitchen, living, and dining area—perfect for entertaining. The kitchen boasts quartz countertops, a gas range, and a functional layout that blends style and practicality.

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	16
Zoning	R-1
HOA Fees	500
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	eXp Realty of Canada
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