

**39 Kananaskis Way
Coleman, Alberta**

MLS # A2243444



\$793,700

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,575 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Garage		
Lot Size:	0.36 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 45
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

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. this is mountain living at its finest, ready for your next adventure?