

\$879,900 - 33 Kananaskis Court, Coleman

MLS® #A2229885

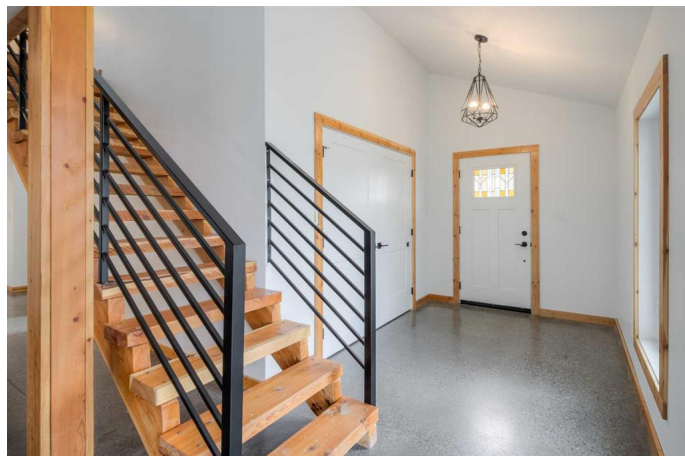
\$879,900

4 Bedroom, 3.00 Bathroom, 2,487 sqft

Residential on 0.34 Acres

NONE, Coleman, Alberta

Welcome to this beautifully unique property located in the exclusive gated community of Kananaskis Wilds - a serene residential community offering a tranquil mountain retreat in Coleman, AB. This beautiful home is just minutes away from Crowsnest Mountain, Powderkeg Ski Hill, Crowsnest Golf Club, and numerous world-class hiking and biking trails. It is also located near the amenities of Coleman and the broader Crowsnest Pass region - giving residents easy access to local shops, restaurants, and many services. With almost 2,500 square feet of developed area, you, family, and friends will be able to stretch your legs and have ample space to unwind and enjoy the amazing views. Starting in the kitchen, you'll find a built-in Fisher & Paykel double-wide fridge/freezer combo, a 5-burner gas range with oven and built-in hood fan, and a stainless steel Bosch dishwasher across from the built-in microwave. Tastefully appointed cabinetry is accented by wood trim and finished with both quartz counters and quartz backsplash. The main floor primary bedroom includes an ensuite with large tiled shower, soaker tub, wall hung toilets, and a large vanity with dual sinks. On the main floor, you'll also find an oversized office with vaulted ceilings bathed in natural light, a laundry set, natural gas fireplace, and a 3-piece full bathroom. The upper level houses two more bedrooms and a flex area with yet another natural gas fireplace. A high efficiency HVAC system and domestic hot water are handled by



a high-end IBC boiler that feeds in-floor hydronic heating for the main and upper floors, as well as the garage. This same boiler heats your domestic water and is supplemented by a hot water tank for additional storage. Handling your indoor air quality (IAQ), is a heat recovery ventilator (HRV), which circulates fresh air throughout the home and pre-heats intake air for the furnace, creating levels of efficiency sure to lower your utility costs. Mountain living at a reasonable price in a community known for its tranquil setting. Photos contain virtual staging.

Built in 2022

Essential Information

MLS® #	A2229885
Price	\$879,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,487
Acres	0.34
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	33 Kananaskis Court
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0M0

Amenities

Amenities	Snow Removal
-----------	--------------

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Soaking Tub
Appliances	Dishwasher, Range Hood, Washer/Dryer, Window Coverings, Built-In Refrigerator, Gas Range, Microwave
Heating	High Efficiency, In Floor, Boiler
Cooling	Other
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Family Room, Loft
Basement	None

Exterior

Exterior Features	Courtyard
Lot Description	Low Maintenance Landscape, No Neighbours Behind, Cul-De-Sac, Few Trees, Wooded
Roof	Metal
Construction	Cement Fiber Board, Wood Frame, Wood Siding
Foundation	Slab

Additional Information

Date Listed	August 2nd, 2025
Days on Market	48
Zoning	Residential R-1

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.