\$1,095,000 - 70 Kananaskis Drive, Coleman

MLS® #A2250283

\$1,095,000

3 Bedroom, 3.00 Bathroom, 3,076 sqft Residential on 0.33 Acres

NONE, Coleman, Alberta

This is mountain living at its finest! Welcome to this stunning family home located in the exclusive gated community of Kananaskis Wilds - a serene residential neighborhood nestled into the northern edge of Coleman, Alberta. This beautiful home is just minutes away from Crowsnest Mountain, Powderkeg Ski Hill, and many world-class hiking and biking trails. Kananaskis Wilds is also conveniently located near the amenities of Coleman and the broader Crowsnest Pass region, giving residents easy access to local shops, restaurants, and a multitude of services. This luxurious two-storey home greets you with a spacious foyer with open-to-above ceilings flush with natural light. You immediately enter a massive living room that is centered by a sleek linear fireplace surrounded by windows and wrapped in floor to ceiling tile. The main floor includes a beautifully appointed modern kitchen with two-toned cabinets, matte black accents, fully tiled backsplash, and quartz countertops for both the base cabinets and waterfall island. Along with a tastefully finished butler's pantry with sink, this kitchen includes a top tier appliance package; a Fisher & Paykel gas cooktop and dual fridge/freezer, stainless steel dishwasher, and a built-in oven and microwave. Right next to the kitchen is a spacious dining room that is wrapped in large windows facing the massive rear yard. If you've always wanted a private corner office with nearly floor to ceiling windows, you've







found one here complete with custom shelving waiting to be turned into your personal library. Heading upstairs, you'll find a primary bedroom at over 320 square feet in size, featuring a wet bar and a gorgeous gas fireplace. Enjoy a morning coffee looking over the private rear yard through expansive, dual pane, high efficiency windows. Privacy is also just a click away as this home has motorized window coverings on most windows in the home. The primary bedroom also includes a large walk-in closet equipped with a make-up desk, and a terrific ensuite bathroom with a custom tiled shower, standalone soaker tub, and over 10 feet of vanity cabinets with dual sinks. Two more large bedrooms, a 3-piece bathroom, a corner great room, and a pass-through laundry room merge fit and function into this terrifically designed upper level. Need more living space? Probably not right away, but when you're ready, there is over 1,000 square feet waiting to be developed in the cavernous basement level. Everything in this home feels spacious and this includes the oversized triple car garage with tall ceilings and frosted glass overhead door. Bring your skis, fly fishing rods, and mountain bikes to the hidden gem of southwestern Alberta and enjoy everything that the Crowsnest Pass region has to offer. Some photos contain virtual staging.

Built in 2024

Essential Information

MLS® # A2250283 Price \$1,095,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 3,076

Acres 0.33 Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 70 Kananaskis Drive

Subdivision NONE

City Coleman

County Crowsnest Pass

Province Alberta
Postal Code T0K 0M0

Amenities

Amenities Snow Removal

Parking Spaces 6

Parking Garage Faces Front, Triple Garage Attached

of Garages 3

Interior

Interior Features Bookcases, Built-in Features, Closet Organizers, Double Vanity, High

Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Walk-In

Closet(s), Wet Bar

Appliances Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher,

Garage Control(s), Gas Cooktop, Microwave, Range Hood, Window

Coverings, Electric Water Heater

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Electric, Family Room, Gas, Mantle, Tile, Bedroom

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Front Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot, Views,

Wooded

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding, Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed August 25th, 2025

Days on Market 55

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.