



GRASSROOTS
REALTY GROUP

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2722 76 Street
Coleman, Alberta

MLS # A2284574



\$299,000

Division: NONE

Lot Size: 0.17 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R1

Water: -

Sewer: -

Utilities: -

your private mountain sanctuary on this exceptional oversized lot in the highly sought-after Pineview subdivision, tucked away on a peaceful cul-de-sac in upper Coleman, Alberta. Surrounded by a lush canopy of mature Douglas Fir and other trees, this parcel delivers exceptional privacy and natural charm, creating a sheltered, park-like setting that feels worlds away from the everyday. With its gentle, level topography, the lot offers straightforward building potential—perfect for your dream home design without the need for extensive grading. Enjoy unobstructed, breathtaking panoramic mountain views framed by the trees, plus the added seclusion of bordering lush green space and the mountain slope—no close neighbors in sight. Utilities are ready at the property line: water, sewer, and gas curb-side, making it easy to bring your vision to life. Nestled among high-quality homes on the western side of Pineview, this prime location blends tranquility with convenience. Step outside your future doorstep to the ultimate four-season lifestyle the Crowsnest Pass is renowned for: world-class skiing just minutes away, endless hiking and mountain biking trails, blue-ribbon fishing on the nearby Crowsnest River, prime camping spots, and hundreds of miles of backcountry exploration right at your fingertips. This isn't just land—it's your invitation to craft a custom retreat immersed in nature's beauty and endless adventure. Seize this rare opportunity in one of Coleman's most desirable pockets—contact your builder today and make it yours!