



**GRASSROOTS**  
REALTY GROUP

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5302 19 Avenue  
Coleman, Alberta

MLS # A2300949



**\$1,350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,971 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached, Triple Garage Detached		
<b>Lot Size:</b>	3.27 Acres		
<b>Lot Feat:</b>	Gazebo, Many Trees, Rolling Slope, Underground Sprinklers		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 1,000
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CR1
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Open Floorplan		

**Inclusions:** Negotiable

Perched to capture breathtaking panoramic views, this extraordinary three-story+ estate is the perfect blend of rustic elegance and modern luxury. From the moment you arrive, the home's striking architecture commands attention ...soaring beams, rich natural wood, and expansive windows that flood every level with light while framing the surrounding landscape like a living masterpiece. Inside, the open-concept design offers grand yet inviting living spaces, ideal for both for quiet retreats and unforgettable gatherings. The chef-inspired kitchen flows seamlessly into a dining area with vaulted ceilings and a statement fireplace creating a warm and welcoming heart of the home. Each level reveals its own charm: The main level is designed for entertaining with expansive decking overlooking the mountain scenery. There is a large primary suite, bathroom, laundry room and entry which add to the character. The upper floor features a well planned family room, two additional spacious bedrooms, and another full bathroom. One more level from the family space is a loft which would make a large 4th bedroom. The lower level offers additional living space perfect for guests, another bedroom and bath, recreation room, and in-floor heating. Here you have access to the attached garage and utility room. A three vehicle detached workshop was recently added to house all sorts of vehicles and toys. Walk down to the bottom of the acreage to discover bike paths and the Crowsnest River. Whether you are enjoying sunrise coffee above the treetops or hosting evenings under the stars, this one-of-a-kind estate delivers an unparalleled lifestyle. This is more than a home...it is a statement!