



**GRASSROOTS**  
REALTY GROUP

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8938 24 Avenue  
Coleman, Alberta

MLS # A2302331



**\$1,649,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,614 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	7.10 Acres		
<b>Lot Feat:</b>	Brush, Many Trees, Native Plants, No Neighbours Behind, Private, Secluded,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Composite Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Heated Shed/Guest House, Security Cameras, Starlink		

A Modern Masterpiece in the Heart of the Rockies. Set within the untouched beauty of Coleman, Alberta, this extraordinary custom-built residence redefines mountain luxury. Spanning over 3,600 square feet, this architectural showpiece is arguably the most modern and uniquely crafted home in the entire Crowsnest Pass. Designed for those who appreciate refined craftsmanship, natural serenity, and contemporary elegance, every detail of this home speaks to high design and timeless sophistication. The main level welcomes you with an awe-inspiring open-to-above living room, anchored by a striking two-sided wood-burning fireplace and framed by dual sliding glass doors that open onto one of four outdoor living spaces. Just beyond, a hallway and staircase command attention—straight out of an architectural design magazine. Venetian plaster walls, a sculptural open-tread staircase, glass railings, and softly illuminated lighting create a breathtaking transition between levels. The open-concept kitchen and dining area is flooded with natural light and overlooks your private, tree-lined acreage. The kitchen is a chef’s dream, adorned with luxurious quartz countertops, a custom tile backsplash, and an intuitive layout that combines beauty and functionality. Adjacent is access to your oversized heated garage, complete with soaring ceilings, built-in storage, and even a custom dog wash station. The main level also hosts the sumptuous primary suite—generously sized and elegantly appointed with its own secluded patio for morning coffee. The spa-inspired ensuite features dual vanities, a walk-in glass shower, a private water closet, and a spacious walk-in wardrobe, offering both comfort and tranquility. Two additional bedrooms are located on this level—one with its own private four-piece ensuite—alongside a beautifully designed main-floor laundry room.

Upstairs, a light-filled lounge area overlooks the living room below and creates a stunning second-level retreat, perfect for relaxing or entertaining. A quiet office and elegant two-piece powder room are tucked thoughtfully into this space. From this level, you'll access two distinct outdoor entertaining terraces. The first—a covered deck with a second wood-burning fireplace—boasts panoramic views of the Crowsnest Pass. It also leads to a tucked-away second office or potential guest bedroom, offering rare peace and privacy. The second outdoor terrace is located at the rear of the home, perfectly sheltered from the elements and opening onto a private trail that leads to your very own lookout—ideal for secluded camping or evening campfires. Completing this exceptional estate is a beautifully finished, insulated, and heated guest house at the front of the property—perfect for guests' hobbies or additional storage.