



**GRASSROOTS**

REALTY GROUP

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**8619 25 Avenue  
Coleman, Alberta**

**MLS # A2310290**



**\$799,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,899 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** none

Welcome to the Hemsdale by Stranville Living Master Builder, a brand new showhome located in Aurora, one of Coleman's exciting new communities in the heart of the Crowsnest Pass. This modified bi-level blends mountain-inspired design with the kind of thoughtful, high-end finish package Stranville is known for. The main floor makes an immediate impression with tall vaulted ceilings, an open-concept layout, and stunning chalet-style windows that stretch floor to ceiling in the living room. It gives the home that bright, airy, "this belongs in the mountains" feeling without trying too hard. The kitchen is just as impressive, featuring quartz countertops, an induction cooktop, built-in oven and microwave, plus panelled Fisher & Paykel-style fridge and dishwasher that blend seamlessly into the cabinetry for a clean, custom look. Just off the kitchen, the dining area flows naturally toward the sliding glass doors, leading out to the completed ground-level deck. Whether it is morning coffee, summer dinners, or just taking in the quiet surroundings, this space is already set up to enjoy. The living room sits just beside the dining area and is easily one of the showpiece spaces of the home, with those oversized chalet windows bringing in loads of natural light. The main level also includes two bedrooms and a 4-piece bathroom, giving the layout excellent flexibility for kids, guests, or a home office. Upstairs, the private primary retreat feels tucked away from the rest of the home and features vaulted ceilings, a walk-in closet, and a beautiful ensuite with a fully tiled shower. The lower level adds even more usable living space with two additional bedrooms, another 4-piece bathroom, a full-size laundry room, plenty of storage, and a massive second living room. It is the kind of basement that does not feel like an afterthought; it feels like a true extension of the

home. With 5 bedrooms, 3 bathrooms, a standout floorplan, elevated finishes, and a setting that fits perfectly with the Coleman mountain lifestyle, this showhome delivers style, function, and a little bit of "I can't believe this is actually my house" energy. This home comes with a 10 year new home warranty and GST is included in the list price. Also if you are a first time home buyer, You could also receive the full gst amount back.