



6501 22 Avenue  
Coleman, Alberta

MLS # A2313748



**\$729,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,325 sq.ft.	<b>Age:</b>	1922 (104 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Primary Downstairs		

**Inclusions:** NA

Welcome to your private mountain sanctuary in the highly sought-after community of Coleman in Crowsnest Pass. This stunning home has been meticulously upgraded and showcases an impressive \$200,000+ investment in professional landscaping, transforming the outdoor space into a serene, private retreat. Gather with family and friends around the custom fire pit as you breathe in the crisp mountain air and take in breathtaking panoramic views of the Rocky Mountains. Inside, the home exudes luxury and comfort with high-end finishes throughout. The completely renovated bathrooms feature an extravagant walk-in shower, while expansive windows flood the open-concept living area with natural light. You’ll love the premium flooring, designer fixtures, and gourmet kitchen ideal for both casual family meals and entertaining. Upstairs, the bonus room is fully wired and ready for your home theatre, complete with built-in ceiling speakers. Just steps from your door, adventure awaits. Explore pristine hiking and biking trails through alpine meadows and rugged terrain. In winter, enjoy world-class skiing and snowboarding at nearby Castle Mountain Resort. You’re also conveniently located for easy drives to Fernie and Sparwood for additional recreation, dining, and amenities. This is more than a home, it’s an unparalleled mountain lifestyle in the heart of the Rockies. Don’t miss this rare opportunity to make it yours!