



GRASSROOTS
REALTY GROUP

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8618 25 Avenue
Coleman, Alberta

MLS # A2315141



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,569 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Metal Siding , Stone, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Built-in Oven, Built-in Refrigerator, Central Air Conditioner, Dishwasher, Induction Cooktop, Built-in Microwave, Range Hood, Washer and Dryer, All window coverings including curtains, rods, and remote control blinds, Garage Door Opener

Mountain living, meets modern luxury in the heart of the Crowsnest Pass! This stunning home was completed in 2025 and has only been very lightly lived in, offering a truly like-new feel throughout. With breathtaking mountain views from almost every window in the home, this fully developed walkout is the perfect full-time residence, weekend escape, or lock-and-leave mountain retreat. Featuring 4 bedrooms, 3.5 bathrooms, and 3 separate living spaces, this home was designed for both relaxation and entertaining. The bright open-concept main floor showcases 9' ceilings, vinyl plank flooring, quartz countertops, a huge peninsula island, custom BUILT in APPLIANCES, Induction cook top, and walk-in pantry. An impressive 8' triple-wide sliding patio door leading to the deck with gas line rough-in, aluminum railing with stairs to grade and views for days! Upstairs you'll find a bonus room with vaulted ceilings, remote control blinds both here and in the primary bedroom. The primary bedroom also has a large walk-in closet, and a beautiful ensuite featuring a custom glass shower with tile to the ceiling, fiberglass base, and oversized vanity with extra storage. The fully developed walkout basement offers an additional family room with gas fireplace and custom built-ins, a fourth bedroom, full bathroom, and access to the lower concrete patio which is reinforced and wired for a future hot tub. Additional features include air conditioning, Hardy board siding, pot lighting throughout, fully fenced yard, zero-scaped landscaping, and a 20x20 attached garage. Located in a quiet cul-de-sac, this home places adventure right outside your doorstep. Enjoy hiking, biking, skiing, golfing, fly fishing, ATVing, kayaking, snowmobiling, and more just minutes away. The Crowsnest Pass continues to attract buyers seeking the mountain lifestyle and strong community feel of places

like Canmore or Fernie — but at a far more attainable price point. Move-in ready and completely turnkey — live where others vacation!