



GRASSROOTS
REALTY GROUP

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72 Kananaskis Drive
Coleman, Alberta

MLS # A2319631



\$1,049,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,275 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.32 Acre		
Lot Feat:	Brush		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 45
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to Kananaskis Wilds, one of the Crowsnest Pass's most exclusive gated communities, where luxury finishes, mountain surroundings, and brand new construction come together in one seriously impressive home. Built by Stranville Living Master Builder, this home was designed to take full advantage of its setting, with oversized windows, elevated outdoor spaces, and three separate decks, including two covered decks off the main living area and a private covered deck off the primary bedroom. The main level features an open concept layout that feels bright, warm, and intentional from the moment you step inside. The kitchen is a showpiece, complete with a massive island, upgraded Fisher & Paykel gas range, panelled appliances including a hidden fridge and dishwasher, and a walk-in butler's pantry that adds the kind of storage and prep space every luxury kitchen should have. The living room is anchored by a beautiful gas fireplace surrounded by custom stonework, creating the perfect spot to unwind after a day in the mountains. Just off the living area, the spacious dining room flows directly onto the covered deck, making indoor-outdoor living feel effortless. Upstairs, you'll find three massive bedrooms, including a primary retreat that truly feels like its own private escape. Large windows overlook the treeline, while the private covered deck offers peaceful views of the Rocky Mountains. The primary bedroom also features a walk-in closet with custom shelving and a stunning five-piece ensuite with dual vanities, a standalone soaker tub, and a fully tiled glass walk-in shower. The upper level also includes two additional oversized bedrooms, a four-piece bathroom, and a conveniently located laundry room. With high-end finishes throughout, incredible outdoor living, and a setting that feels tucked away while still being part of a

thoughtfully planned community, this home brings a rare level of luxury to mountain living in the Crowsnest Pass.