



GRASSROOTS
REALTY GROUP

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1405 61 Street
Coleman, Alberta

MLS # A2321028



\$750,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,241 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Off Street		
Lot Size:	0.47 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/P		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	NUA-1
Foundation:	Slab, Wood	Utilities:	-
Features:	Ceiling Fan(s), Natural Woodwork, Storage, Vinyl Windows, Wood Windows		

Inclusions: All appliances, vice/jack (Car lift), dog wash tub, all dog kennel material, sheds, greenhouse, ride on lawn mower.

Welcome to 1405 61 Street in Coleman, a truly exceptional property offering versatility, income potential, and an unbeatable mountain lifestyle. This meticulously maintained illegally suited home features a spacious 3-bedroom, 1.5-bath main level, complemented by a fully self-contained 2-bedroom, 1-bath basement suite with it's very own entrance. Designed with both practicality and passion in mind, the property boasts two impressive garages. The attached garage is a dream workspace, complete with a vehicle lift and dedicated dog washing station. The detached garage has been professionally outfitted for a dog kennel business, creating a unique opportunity for entrepreneurs, hobbyists, or animal lovers. Adding to the property's one-of-a-kind appeal is a fully automated, year-round greenhouse, allowing you to grow fresh produce and plants in every season. Outdoor enthusiasts will appreciate the incredible location. Situated just seconds from the beautiful Crowsnest River and a short hike or ride from the stunning Star Creek Falls, adventure awaits right outside your door. Surrounded by breathtaking mountain views and natural beauty in every direction, this property offers the perfect balance of recreation, tranquility, and opportunity. Whether you're seeking a family home, an income-generating property, a home-based business opportunity, or all three, this remarkable Coleman property delivers. Don't miss your chance to own a truly unique piece of the Crowsnest Pass.