



GRASSROOTS
REALTY GROUP

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8305 18 Avenue
Coleman, Alberta

MLS # A2330586



\$749,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,749 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: n/a

Crowsnest Pass. High quality new home with an approved basement suite. It has 3 bedrooms plus a flex room, and 2.5 bathrooms, on the upper level. Lower level has a one-bedroom suite with its own laundry hookups. This modern, open concept, home has high ceilings and large windows to take full advantage of the incredible mountain views. Bright modern kitchen with quartz countertops upstairs and downstairs. Each floor has its own heating/cooling controls. Crowsnest Pass is a vibrant, active community close to Castle Mountain and Fernie Ski Resort. There are also fantastic and well-maintained Nordic ski areas. Add a famous mountain golf course, fly fishing, and hundreds of miles of mountain backcountry. This home is close to the York Creek Staging Area which is well-known to the mountain bike communities of Alberta and BC. The price includes GST.