



GRASSROOTS
REALTY GROUP

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2411 63 Street
Coleman, Alberta

MLS # A2333572



\$1,485,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,294 sq.ft.	Age:	2009 (17 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	3.06 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Baseboard, Boiler, Combination, In Floor, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Stucco	Zoning:	GCR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Vaulted Ceiling(s)		
Inclusions:	TV Wall mount, blinds, security system, (1) Garage door opener		

Hidden among towering evergreens on over three secluded acres, this extraordinary custom-built estate offers an increasingly rare opportunity to own a legacy property in the heart of the Canadian Rockies. Backing onto Crown land and surrounded by breathtaking mountain scenery, this is the kind of home that becomes a family's gathering place for generations. Designed with timeless craftsmanship, this beautifully developed living space unfolds beneath soaring vaulted ceilings, exposed timber beams, rich hardwood flooring and dramatic floor-to-ceiling stone fireplaces. Every room has been thoughtfully positioned to capture the surrounding forest, creating an atmosphere that feels both grand and deeply connected to nature. The heart of the home is an impressive chef's kitchen that flows effortlessly into expansive living and dining spaces, making everything from intimate family dinners to large holiday gatherings feel effortless. Upstairs, the private primary retreat offers a luxurious escape complete with a spacious walk-in closet, spa-inspired ensuite and loft overlooking the great room below. With six bedrooms, four bathrooms, multiple entertaining spaces, a dedicated office and an expansive lower-level recreation room, there is exceptional flexibility for family, guests or multi-generational living. Outside, the covered outdoor living invites year-round enjoyment, while the impressive 58' x 30' heated shop provides abundant space for recreational equipment, vehicles and every mountain adventure imaginable. For outdoor enthusiasts, the location is nothing short of exceptional. Situated just minutes from the McGillivray Staging Area, you can ride your ATV or side-by-side directly from your property into an extensive network of backcountry trails. Beyond your doorstep lies some of Alberta's finest recreation, including world-renowned fly

fishing on the Crowsnest River, hundreds of kilometres of mountain biking and hiking trails, championship golf, skiing at Pass Powderkeg, and year-round access to some of the most spectacular wilderness in Western Canada. Whether you're searching for an extraordinary full-time residence, an executive mountain retreat, or a legacy estate where luxury and adventure coexist, this remarkable property offers an opportunity that is truly without comparison.