



GRASSROOTS
REALTY GROUP

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8631 25 Avenue
Coleman, Alberta

MLS # A2338512



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,214 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Interior Lot, Level, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

Welcome to the Glenbarr, a brand-new, fully developed bi-level built by Stranville Living Master Builder in Aurora, an exciting new community in Coleman, Alberta. Perched high on the hillside in the Crowsnest Pass, Aurora takes full advantage of its incredible setting, offering uninterrupted views of the surrounding mountain landscape and a front-row seat to everything that makes mountain living so special. Step inside and the vaulted ceilings immediately set the tone, creating a bright and spacious main floor. The kitchen showcases Stranville Living's signature finishes, including quartz countertops, a panelled Fisher & Paykel refrigerator and panelled dishwasher that blend seamlessly into the cabinetry, an induction cooktop, and built-in oven and microwave. Across from the kitchen, a massive walk-in pantry provides plenty of storage without sacrificing the clean, modern look of the space. The kitchen flows into the dining area, where sliding glass doors lead directly onto the finished deck—an ideal spot to sit back and take in the mountain surroundings. Beside the dining area is the spacious living room, completing an open-concept main floor designed for both everyday living and entertaining. A bedroom and four-piece bathroom round out this level. Upstairs, past the conveniently located laundry, the primary retreat gets its own level. Vaulted ceilings continue overhead, while a massive window was designed to make the mountain views part of the room. The primary also features a large walk-in closet and a beautifully finished ensuite with dual vanities and a walk-in shower. The fully developed basement adds even more usable space with a large family room that works equally well for movie nights, a kids' play area, or a comfortable second living space. Two additional bedrooms and another four-piece bathroom complete the

lower level. With four bedrooms, three bathrooms, a fully finished interior, finished deck, premium appliances, and a setting surrounded by some of the best scenery in Southern Alberta, this home is completely move-in ready. The Glenbarr combines the comfort and finishes of a brand-new home with the kind of mountain backdrop that's pretty hard to compete with. The home is virtually staged. ** GST is included in the list price, first time home buyers may be eligible for the GST Rebate program, 10 year New Home Warranty is also included in the list price.