



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8602 21 Avenue
Coleman, Alberta

MLS # A2343077



\$515,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,075 sq.ft.	Age:	1950 (76 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Corner Lot, Front Yard, Views		

Heating: Forced Air

Floors: Vinyl Plank

Roof: Metal

Basement: None

Exterior: Wood Siding

Foundation: Poured Concrete

Features: Built-in Features, Ceiling Fan(s), Kitchen Island, Separate Entrance, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R!

Utilities: -

Inclusions: Shed, Greenhouse

There is something special about having your own piece of the mountains, especially when it comes with room to actually enjoy it. Set on an oversized 9,600 sq. ft. lot in Coleman, this property looks across the Crowsnest Valley to the surrounding mountain range, with a yard that gives you space for the things that make mountain living so appealing. Grow a garden, make use of the existing greenhouse, create an outdoor gathering space around the hot tub hookup, or explore the potential for a larger garage. There is room here to have a vision and make it yours. The 1,075 sq. ft. bungalow has been updated while keeping the warmth and character of its 1950s beginnings. A more recent addition created a private primary retreat with a walk-in closet and ensuite, giving the home a feature rarely expected in a property of this size. The kitchen has been refreshed with white cabinetry, an island and updated flooring, while large windows throughout the home bring in natural light and glimpses of the landscape outside. A dedicated office adds another useful space without sacrificing either of the home's two bedrooms. The layout also offers an interesting amount of flexibility. With two bedrooms and two bathrooms, including a bedroom and bathroom positioned separately at one end of the home, there is an opportunity for added privacy when hosting guests or potentially renting a room. The bungalow design keeps the main living space on one level, making it equally appealing as a full-time home, a downsizing option, or a lock-up-and-go mountain retreat. Outside, the 9,600 sq. ft. lot is where this property really comes into its own. Along with the greenhouse, there is a storage shed for bikes, skis, gardening supplies and the gear that tends to come with life in the Crowsnest Pass. With space to explore adding a larger garage in the future, the property can continue to evolve with its next owner.

And then there is Coleman itself. This is a place where days off can mean heading out for a hike or bike ride, fishing the Crowsnest River, skiing in winter, or simply staying home and watching the mountains change with the weather. The Crowsnest Community Trail connects Coleman with the neighbouring communities, while the Pass offers year-round access to the kind of outdoor recreation people travel to the Rockies to find.