



GRASSROOTS
REALTY GROUP

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47, Ironstone Dr
Coleman, Alberta

MLS # A2345024



\$549,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,133 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, No Back Lane, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-2A
Foundation:	ICF Block	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: Alberta New Home Warranty

Don't miss your chance to own one of the last two brand-new units available at Ironstone Lookout! This bungalow-style condo offers 4 bedrooms and 3 bathrooms, with the convenience of a single attached garage and main floor laundry. Inside, you'll find granite countertops and a gas range in the kitchen, perfect for everyday living and entertaining, along with a gas fireplace to keep the living room cozy and warm all winter. The main living, dining, and kitchen area opens up to stunning mountain views, and steps out onto a deck where you can soak in the scenery from your own backyard. The main floor layout offers easy, one-level living, while the additional bedrooms provide plenty of space for family or guests. Backed by New Home Warranty, this is a rare opportunity to move into a brand-new build in the sought-after Ironstone Lookout development — nestled in the heart of Coleman, in the Crowsnest Pass. Enjoy easy access to hiking, skiing, and the mountain lifestyle this area is known for. Price plus GST (GST rebate available to qualifying first-time buyers only).