# \$849,000 - 6501 22 Avenue, Coleman

MLS® #A2190841

# \$849,000

3 Bedroom, 2.00 Bathroom, 1,325 sqft Residential on 0.12 Acres

NONE, Coleman, Alberta

Welcome to your mountain sanctuary in the highly sought-after community of Coleman in Crowsnest Pass. This stunning home has been meticulously upgraded, boasting over \$150,000 in professional landscaping that transforms the outdoor space into a private, tranquil retreat. Gather around the custom fire pit to soak in the crisp mountain air and panoramic Rocky Mountain views.

Inside, every corner showcases high-end finishes and attention to detail, creating a seamless blend of luxury and comfort.

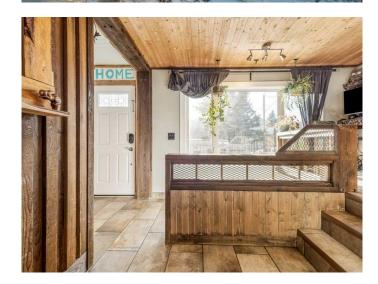
Completely Luxurious bathrooms include an extravagant walk in shower. Expansive windows allow natural light to pour into the open-concept living area, highlighting premium flooring, designer fixtures, and a gourmet kitchen perfect for the avid entertainer or home chef. The bonus room upstairs is completely home theatre ready with built in speakers in the ceilings.

Adventure awaits just beyond your doorstepâ€"pristine hiking and biking trails wind through alpine meadows and rugged mountain terrain. In winter, indulge in world-class skiing and snowboarding at nearby Castle Mountain Resort. Plus, you're an easy drive to Fernie or Sparwood for even more recreation and local amenities.

This is more than just a home; it's an invitation to an unparalleled lifestyle in the







heart of the Rockies. Don't miss the opportunity to call this exceptional property your own!

#### Built in 1922

### **Essential Information**

MLS® # A2190841 Price \$849.000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,325 Acres 0.12 Year Built 1922

Type Residential Sub-Type Detached

Style Modified Bi-Level

Status Active

# **Community Information**

Address 6501 22 Avenue

Subdivision NONE

City Coleman

County Crowsnest Pass

Province Alberta
Postal Code T0K0M0

#### **Amenities**

Parking Spaces 3

Parking Pad, Single Garage Attached

# of Garages 2

#### Interior

Interior Features Master Downstairs

Appliances Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator,

Stove(s), Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Fire Pit

Lot Description Back Yard, City Lot, Landscaped, Backs on to Park/Green Space, Lawn

Roof Metal

Construction Stone, Wood Siding

Foundation Poured Concrete

# **Additional Information**

Date Listed January 28th, 2025

Days on Market 83 Zoning R1

# **Listing Details**

Listing Office 2 PERCENT REALTY

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