

# \$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 doorstep—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	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	1
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	127
Zoning	R1

### **Listing Details**

Listing Office	2 PERCENT REALTY
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