

\$829,000 - 2701 76 Street, Coleman

MLS® #A2209723

\$829,000

4 Bedroom, 4.00 Bathroom, 1,932 sqft
Residential on 0.16 Acres

NONE, Coleman, Alberta

Welcome to this breathtaking custom-built home, completed in 2021, nestled just steps from Saskatoon Mountain and the Miner's Path area. This exceptional property boasts a spacious two-storey design with a walkout basement and an array of high-end finishes, making it the ideal space for both relaxation and entertaining.

Key Features: 4 Bedrooms | 3.5 Bathrooms, Double Attached, heated Garage, Two-Storey Walkout Basement, High Ceilings(13' in the main area downstairs!), Large Fenced Lot with a Two-Tiered Deck, Fire Pit & Additional RV Parking, Energy-Efficient Wood Stove, Triple Pane Windows & Hardy Plank Siding, Air Conditioning.

Step inside to a stunning entry that leads to an open-concept living area, designed for gatherings and relaxation. The kitchen is a chef's dream, featuring custom fir open shelving, a large pantry with ample workspace, an additional sink, and a dedicated coffee station. The sleek quartz countertops and high-end finishes are perfect for creating memorable meals.

With south-facing views, you'll enjoy plenty of sunlight throughout the day, whether you're relaxing indoors or enjoying the expansive deck. The large backyard is an entertainer's dream, complete with a fire pit and ample space for outdoor activities. Alley access provides additional convenience, and the home is designed with energy efficiency in mind, including a wood stove to



keep things cozy in colder months.

This home offers the perfect balance of luxury, comfort, and outdoor living.

Don't miss your chance to own this exceptional property. Book a viewing with your REALTOR today!

Built in 2021

Essential Information

MLS® #	A2209723
Price	\$829,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,932
Acres	0.16
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2701 76 Street
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Gas Range, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner, Electric Oven, ENERGY STAR Qualified Appliances
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Exterior Entry, Finished, Partial, Walk-Out

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Cul-De-Sac, Irregular Lot, Low Maintenance Landscape, Private, Sloped Down
Roof	Asphalt
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2025
Days on Market	7
Zoning	R1

Listing Details

Listing Office	eXp Realty of Canada
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