

# \$1,179,000 - 2301 Tecumseh Road, Rural Crowsnest Pass

---

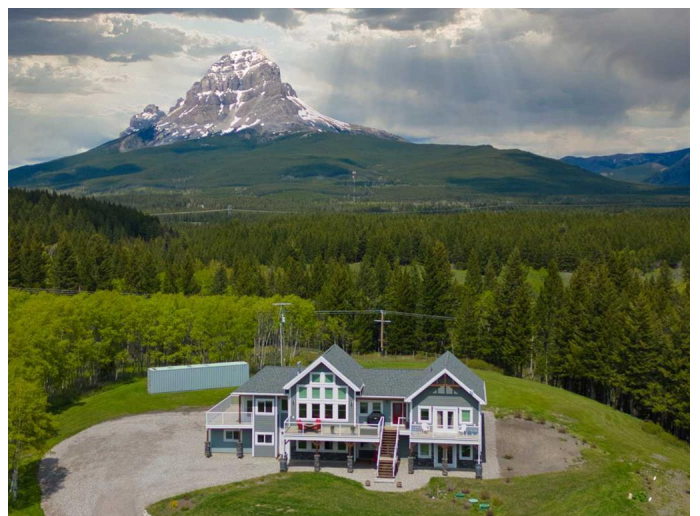
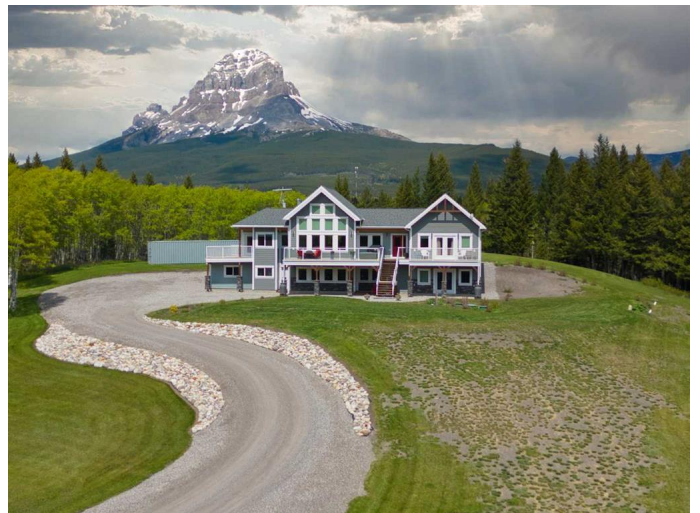
MLS® #A2137582

**\$1,179,000**

4 Bedroom, 5.00 Bathroom, 2,166 sqft  
Residential on 3.01 Acres

NONE, Rural Crowsnest Pass, Alberta

Stunning views surround this incredible property that is nestled in next to the majestic Mt. Tecumseh, with the iconic Crowsnest mountain close by as well as the other magnificent mountains that form the continental divide of Canada along the BC Alberta border. Enjoy these spectacular mountain views from the comfort of this well appointed home that offers both elegance and comfort. There is plenty of room in the home with over 3800sqft of total living space which includes a lot of windows to capture the light and the views. The vaulted ceiling in the living room and kitchen creates a great area to enjoy. There are decks on 3 sides on the home making a lot of space to to enjoy the views in every direction. 3 bedrooms have been specifically designed and used as guest suites within the home (all 3 with separate entrances and 2 with ensuite bathrooms, and the 3rd with an available bathroom), which opens up some interesting possibilities for AirBnB or B&B. The property encompasses 3.01 acres, and the the home includes an oversized double garage to keep your things warm and dry. Backcountry access is all around, and if you enjoy hiking, ATVing, cross country skiing, snowshoeing, fishing, or kayaking/paddle boarding, ALL of these activities are literally minutes from your door. Enjoy this amazing Rocky Mountain lifestyle with only a short drive to services in Coleman



and the Crowsnest Pass, and if you're a downhill skier, the Pass Powderkeg in Blairmore is less than 15 min to the east, and Fernie is less than 40 mins to the West (let's compare what you can get there in this price range! ; ) ). Please ask your REALTOR for a list of additional items that will come with the property.

Built in 2018

### **Essential Information**

MLS® #	A2137582
Price	\$1,179,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,166
Acres	3.01
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	2301 Tecumseh Road
Subdivision	NONE
City	Rural Crowsnest Pass
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0M0

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Kitchen Island, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Irregular Lot, See Remarks, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	ICF Block

## Additional Information

Date Listed	June 3rd, 2024
Days on Market	338
Zoning	GCR-1

## Listing Details

Listing Office	Century 21 Foothills South Real Estate
----------------	--

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.