

# \$199,900 - 15 Kananaskis Drive, Coleman

MLS® #A2173146

**\$199,900**

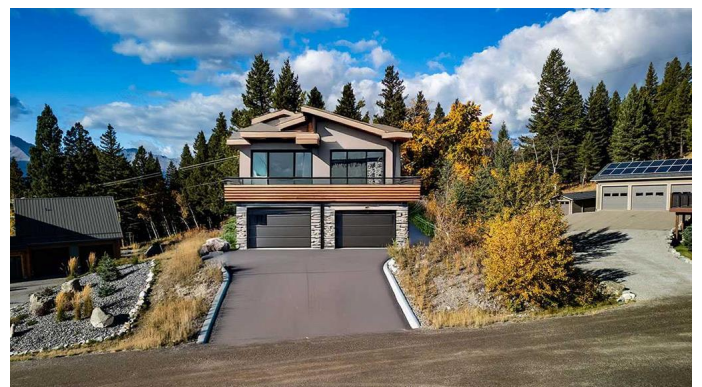
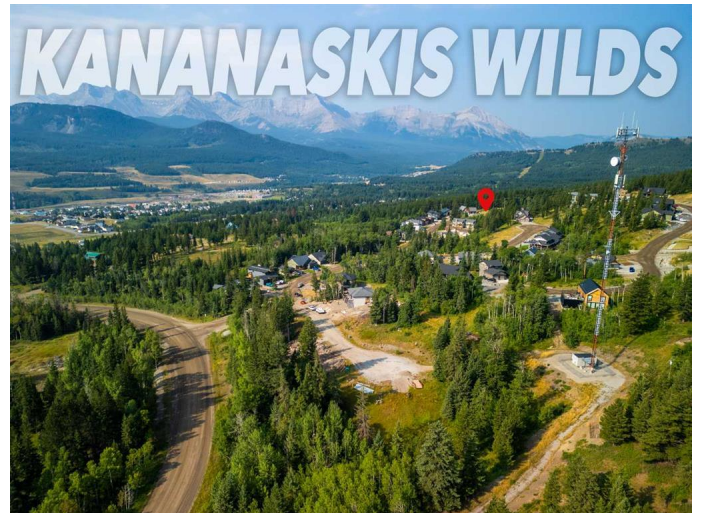
0 Bedroom, 0.00 Bathroom,  
Land on 0.43 Acres

NONE, Coleman, Alberta

Located in the exclusive gated community of Kananaskis Wilds, this prime lot offers a rare opportunity to build your dream home in the heart of the Rocky Mountains, the Coleman area of Crowsnest Pass. Surrounded by natural beauty, the lot is just minutes away from the Powderkeg Ski Hill, the iconic Crowsnest Mountain, and an array of recreational opportunities including quadding, snowmobiling, and hiking trails. With direct access to a scenic trail leading up to Saskatoon Mountain from your backyard, outdoor adventure is at your doorstep. Enjoy the tranquillity of this private cul-de-sac location with no neighbours behind and minimal traffic. As part of an exclusive single-family home community, Kananaskis Wilds offers luxury and privacy, with no timeline restrictions on when you need to build. This lot is the perfect canvas for creating your ideal mountain retreat.

## Essential Information

MLS® #	A2173146
Price	\$199,900
Bathrooms	0.00
Acres	0.43
Type	Land
Sub-Type	Residential Land
Status	Active



## Community Information

Address	15 Kananaskis Drive
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0M0

## Amenities

Amenities	Snow Removal
-----------	--------------

## Exterior

Lot Description	Brush, Cul-De-Sac, Many Trees, No Neighbours Behind
-----------------	---

## Additional Information

Date Listed	October 15th, 2024
Days on Market	307
Zoning	01 Residential

## Listing Details

Listing Office	REAL BROKER
----------------	-------------

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.