

# \$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. Donâ€™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 | Fire Pit, Private Yard  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Lawn, Landscaped |
| Roof              | Metal   |
| Construction      | Stone, Wood Siding  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 28th, 2025 |
| Days on Market | 140                |
| Zoning         | R1                 |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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.