

# \$1,129,000 - 2414 65 Street, Coleman

MLS® #A2215330

**\$1,129,000**

4 Bedroom, 4.00 Bathroom, 1,928 sqft

Residential on 3.06 Acres

NONE, Coleman, Alberta

Experience the best of Coleman, Alberta at 2414 65 Street, a property tucked away in a peaceful setting. This stunning 3.06-acre property offers an unbeatable combination of privacy, space, and natural beauty. Protected from the wind by mature trees and backing directly onto crown land, enjoy immediate access to miles of scenic trails – perfect for outdoor enthusiasts and horse lovers alike.

The 1,928 sq ft home features an open floor plan with 4 bedrooms, a den, and 3.5 bathrooms. Thoughtfully designed for year-round comfort, it boasts in-floor heating throughout, covered decks, and a backup generator with an automatic transfer switch for peace of mind. The fully developed basement adds an additional 1,195 sq ft of living space, offering plenty of room for family and guests.

Horse lovers will appreciate the fully fenced and cross-fenced property, along with the fantastic outbuildings: a massive 36' x 60' heated shop with three 10' x 10' overhead doors, and a versatile 16' x 22' hay shed or workshop. The attached double garage completes this exceptional package.

If you're looking for a private, well-equipped property with direct trail access and excellent infrastructure, this is it! A rare opportunity in a beautiful Crowsnest Pass setting.

Built in 2004



## Essential Information

MLS® #	A2215330
Price	\$1,129,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,928
Acres	3.06
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

## Community Information

Address	2414 65 Street
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

## Amenities

Parking	Double Garage Attached, Single Garage Detached
# of Garages	5

## Interior

Interior Features	Breakfast Bar, Central Vacuum, High Ceilings, Open Floorplan, Skylight(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer
Heating	Boiler, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard
Lot Description	Cul-De-Sac, Secluded, Treed
Roof	Metal
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 26th, 2025
Days on Market	4
Zoning	CR

### **Listing Details**

Listing Office	Real Estate Centre - Blairmore
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