



2956 WESTVIEW ROAD V1C 7G8

MLS® **2462853**
 Major Area **Cranbrook Lakes**
 Sub Area **Cranbrook Periphery**
 City **Cranbrook**
 Postal Code **V1C 7G8**
 Type **Single Family**
 Style/Stories
 Taxes **\$3,754 (2021)**
 Year Built **2005**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **R-1**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Residential**
 First Nations Land YN **No**
 List Price **\$979,900**

Interior Information

Bedrooms **3** Bathrooms **3** Ensuite **1** Suites Description
 Fireplace Type # of Fireplaces Elevator
 Interior Features
 Equipment/Appliances Included
 Flooring **Ceramic Tile, Hardwood, Laminate, Partial Carpet**
 Basement Description **Full, Walkout**
 Basement Development **Fully finished**

Exterior Information

Lot SqFt **86,248** Lot Width Includes Manufactured Home **No** Lot Depth
 Lot Acres **1.98** Manufactured (MHR) No. Additional Dwelling YN **No**
 Foundation **Concrete** Tech Safe BC No./CSA No. Restrictions
 Exterior Finish **Stone, Vinyl** CSA/BCE No. Roof **Asphalt/Fibreglass Shingles**
 Carport Parking Spaces Local Government Levies **No Levies**
 Structures Construction **Frame - Wood** Survey Cert Available YN **No**
 View
 Site Influence
 Parking Type **Double garage, RV Parking, Attached, Detached, Heated, Oversize**

Services

Water Supply **Well** Sewer Type **Septic** Sewer Service
 Cable TV Service Telephone Service Water Service
 Gas Service Power Service Fuel **Natural Gas**
 Heating/Cooling **Forced Air**

Rooms (Total Sqft: 3,500)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 025-560-476	Legal Lot 10, Plan NEP72480, District Lot 10321, Kootenay Land District
Totals Sqft	1,750	1,750			Fin Statements Avail From	Type Of Lease
Entry		12'5x9'4			Court Ordered Sale No	Fractional Interest YN No
Kitchen		8'8x11			Terms Of Sale	Fractional Interest Amount
Nook		12'2x7'9				
Dining Room		12'5x12'1				
Living Room		13'9x18'2				
Den / Office	1x1	10'4x10'8				
Master Bedroom		14'2x14'5				
Ensuite		Full				
Bedroom	11'5x11'3	11'2x9'11				
Laundry		5x11'4				
Bathroom	Full	Full				
Rec Room	12'6x24					
Games Room	12'4x18'2					
Cold Room	1x1					
Other	11x12					
Pantry	1x1					
Storage	1x1					

A dream property with a beautiful spacious bungalow with full daylight basement backing onto crown land, on a private 1.97 acre lot in prestigious Westview Estates. With attached 28x24 attached garage and 30x26 detached shop with 10ft ceilings and overhead radiant heaters and 220 wiring, 5th bedroom/den and 3 pce bath. This bright stunning home features spacious dream kitchen with loads of cabinetry, large island, granite countertops, stainless appliances with 6 burner gas stove and double convection built-in ovens and breakfast nook. Kitchen opens to dining area and living room with oak hardwood floors and french doors leading to beautiful large wrap around deck with stunning views for outdoor living. With a lovely gas fireplace in the living room, grand master bedroom with additional french doors & wall to wall windows to private deck with views, large walk in closet and 5 pce ensuite with corner jetted tub and large shower. With main floor laundry, daylight basement with spacious recreation room with french doors to large concrete covered patio, games room, 2 bedrooms, den and loads of storage with built in shelves. Beautifully landscaped with wild roses bordering paved driveway, fenced garden, raised garden beds, greenhouse, slate stone patio area, fruit trees and fenced dog area. 30x26 detached shop has additional living quarters of finished bedroom or office space + 3 pce bathroom. Paved RV parking. Reversed osmosis, water softener and central vac Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

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#25-10th Avenue South Cranbrook V1C 2M9

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