



3326 MT FISHER DRIVE V1C 6N6

MLS® **2467820**
 Major Area **Cranbrook**
 Sub Area **Cranbrook North**
 City **Cranbrook**
 Postal Code **V1C 6N6**
 Type **Single Family**
 Style/Stories
 Taxes **\$4,997 (2022)**
 Year Built **2010**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **R1**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Residential low density**
 First Nations Land YN **No**
 List Price **\$639,900**

Interior Information

Bedrooms **4** Fireplaces Type **Gas** Bathrooms **3** # of Fireplaces **1** Ensuite **1** Elevator
 Suites Description
 Interior Features
 Equipment/Appliances Included **Dishwasher, Dryer, Garage Door Opener, Microwave Oven, Refrigerator, Washer, Window Coverings, Stove**
 Flooring **Ceramic Tile, Hardwood**
 Basement Description **Part**
 Basement Development **Fully finished**
 Basement Features **Separate Entrance**

Exterior Information

Lot SqFt **8,276** Lot Acres **0.19** Foundation **Concrete** Exterior Finish **Composite Siding** Carport Structures
 Lot Width Includes Manufactured Home **No** Manufactured (MHR) No. Tech Safe BC No./CSA No. CSA/BCE No. Parking Spaces Construction **Frame - Wood** View **City View, Mountain View**
 Lot Depth Additional Dwelling YN **No** Restrictions Roof **Asphalt/Fibreglass Shingles** Local Government Levies **No Levies** Survey Cert Available YN **No**

Site Influence
 Exterior Features **Fenced Yard, Balcony - 1, Deck(s), Patio(s), Hot Tub**
 Parking Type **Double garage, Attached, Oversize, Workshop**

Services

Water Supply **Municipal** Sewer Type **Sewer** Sewer Service
 Cable TV Service Telephone Service Water Service
 Gas Service Power Service Fuel **Natural Gas**
 Heating/Cooling **Central Air, Forced Air, In-Floor (Electric)**

Rooms (Total Sqft: 2,535)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 023-597-593	Legal Lot 13, District Lot 2872, Kootenay District, Plan NEP23428
Totals Sqft	270	1,123	1,142		Legal Lot 13, District Lot 2872, Kootenay District, Plan NEP23428	Fin Statements Avail From
Foyer		6'1x5			Court Ordered Sale No	Type Of Lease
Kitchen		15x10'9			Terms Of Sale	Fractional Interest YN No
Dining Room		16'3x10'4				Fractional Interest Amount
Living Room		15x18'11				
Bathroom		1/2	Full			
Laundry		7x5'3				
Master Bedroom			15'1x12			
Ensuite			Full			
Bedroom			10'10x12'11			
Bedroom			10'11x9'11			
Bedroom			10'8x11			
Media Room	14'4x7'3					
Games Room	13x7'3					
Utility	7'7x7'6					

A stunning, spacious family home with amazing city and mountain views. Built in 2010, this quality built home has loads of character and charm throughout with quality finishing. Featuring beautiful hardwood and heated tile floors throughout, this bright home has a dream kitchen with loads of wood cabinets, large island with wine cooler, pantry and stainless steel cabinets opening to spacious living room with stunning 2 way stone gas fireplace and french doors to deck with views. Dining area with doors leading to large private deck for summer barbecues and hot tub access. A bright den with gorgeous views sharing 2 way stone gas fireplace. With 4 spacious bedrooms on upper level with wide hallways. Master bedroom boasts city and mountain views, 5-pce ensuite with jetted tub, double sinks, separate shower and large walk in closet. Basement with theatre/media room and games room with garage access. Basement and 22x28 spacious garage is plumbed for in-floor hot water heat. Garage also has 8x8 storage/workshop area and several built in cabinets. Hot water tank new in 2022. Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

SANDY SMITH - REALTOR®

📞 250-421-0835 ✉️ smith@ekrealty.com 🌐 <http://www.sandysmithproperties.com>

Royal LePage East Kootenay Realty

📞 250-426-8211 📠 250-426-6270 ✉️ info@ekrealty.com 🌐 <http://www.ekrealty.com>

#25-10th Avenue South Cranbrook V1C 2M9

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