

**2941 WESTVIEW ROAD V1C 7G8**

MLS® **2470912**  
 Major Area **Cranbrook Lakes**  
 Sub Area **Cranbrook Periphery**  
 City **Cranbrook**  
 Postal Code **V1C 7G8**  
 Type **Single Family**  
 Style/Stories  
 Taxes **\$3,444 (2022)**  
 Year Built **2015**  
 Desc Of Year Built **Approximate**  
 Pets Allowed  
 Rentals Allowed

Status **Active**  
 Possession  
 Title **Freehold**  
 Title Form **Conventional**  
 Zoning Code **RR1**  
 Zoning Type **Residential-Low Density**  
 Zoning Sub Type **Residential**  
 First Nations Land YN **No**  
 List Price **\$1,199,980**

**Interior Information**

Bedrooms **4** Bathrooms **4** Ensuite **1** Suites Description  
 Fireplace Type **Gas** # of Fireplaces **2** Elevator  
 Interior Features **Central Air**  
 Equipment/Appliances Included  
 Flooring **Floor Vinyl**  
 Basement Description **Full**  
 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 Local Government Levies **No Levies**  
 Structures **Fire Pit** Parking Spaces Survey Cert Available YN **No**  
 Construction **Frame - Wood**  
 View  
 Pool Type **Above Ground Pool**  
 Site Influence **Fully Landscaped, Highway Access, Quiet Area, Private Setting, Rural Setting, Easy Access, Family Oriented, Park Setting**  
 Exterior Features **Fenced Yard, Deck(s), Workshop, Garden, Pool - Above Ground, Private Yard, Underground Sprinkler**  
 Parking Type **RV Parking, Attached, Detached, 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 **Central Air, Forced Air, In-Floor (Electric)**

**Rooms (Total Sqft: 2,480)****Legal & Mortgage**

	Down	Main	Up	Other	PID Number <b>025-560-506</b>	
Totals Sqft	<b>800</b>	<b>940</b>	<b>740</b>		Legal <b>LOT 13, PLAN NEP72480, DISTRICT LOT 10321, KOOTENAY LAND DISTRICT</b>	
Kitchen		<b>11'10x12'9</b>			Fin Statements Avail From	Type Of Lease
Dining Room		<b>7'9x12'9</b>			Court Ordered Sale <b>No</b>	Fractional Interest YN <b>No</b>
Living Room		<b>14'11x16'7</b>			Terms Of Sale	Fractional Interest Amount
Den / Office		<b>10'9x9'5</b>				
Foyer		<b>8'4x7'4</b>				
Laundry		<b>10'9x8'2</b>				
Bathroom	<b>Full</b>	<b>1/2</b>	<b>Full</b>			
Bedroom	<b>12'2x12</b>		<b>12'2x9'2</b>			
Rec Room	<b>20'6x15'10</b>					
Utility	<b>17'1x12'6</b>					
Master Bedroom			<b>11x13'7</b>			
Ensuite			<b>Full</b>			
Bedroom			<b>11x9'5</b>			

**This beautiful quality New Dawn Development 2015 built family home in the Westview area is a must see. Located on 1.98 fenced acres within walking distance to Crown land and only 8 minutes to town, it is sure to tick all the boxes! With stunning quality finishing throughout, enjoy this 4 bedroom, 4 bath home with open concept main floor, natural light flooding in, and beautiful fireplace for the whole family to enjoy. The kitchen will surely impress the chef in your family with large windows looking into your backyard space, new stainless steel appliances and lovely Deckton countertops. Make your way upstairs to 3 well appointed bedrooms, 4 piece-bath, and a beautiful master suite. Downstairs you can escape to a great sized rec-room with gas fireplace, and a spare bedroom and bathroom for guests. Outside you will find your dream oasis with plenty of covered deck space with gas hookup for bbq, your own 12x24 above ground salt water pool, underground irrigation, large lawns, garden beds, planter boxes & fire pit area. With an attached spacious double garage as well as an oversized (36x24) detached heated workshop/garage complete with 220 wiring, large garage door for all your recreation vehicles and a 36x14 covered carport for large RV storage & plenty of parking options. Featuring many recent updates including new lighting, fixtures, flooring, custom energy efficient blinds throughout. Water softener and main floor laundry. 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

The above information is from sources deemed reliable but it should not be relied upon without independent verification.  
 Not intended to solicit properties already listed for sale. \* Personal Real Estate Corporation. May 19, 2023.



