



184 River Drive			
Major Area	Kootenay	Status	Active
Minor Area	CRAN - Cranbrook North	Possession	
City	Cranbrook	Title	Freehold
Type	Single Family - Detached	Title Tier 2	Bare Land Strata
Style	Other	Price	\$1,349,900.00
Taxes	\$9,857 (2024)	Orig. Price	\$1,349,900.00
MLS®	10346264	Sale Price	
Year Built	2011	Date Listed	May 5/25
Zoning	CD3	Date Sold	
Postal Code	V1C 0C6	Status Chg.	
Strata/Assoc	Yes / No	DOM	0

### INTERIOR

Bedrooms	6	Beds Property	6	Beds Main Bldg	6	Beds Suite	
Bathrooms	4	Baths Property	4	Baths Main Bldg	4	Baths Suite	
Fin. Sqft	4,993	Beds Aux Bldg		Ensuites		Shop/Den	No / Yes
Above Grade	3013.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade	1980.0	Fireplace	Gas	Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces	1	Basement	Finished, Full		
Flooring	Hardwood, Tile, Carpet			Windows			
Laundry	In Unit			Accessibility			
Appliances	Dishwasher, Freezer, Microwave, Range, Refrigerator, Washer/Dryer						
Interior Features	Double Vanity, High Ceilings, Hot Tub, Jetted Tub, Kitchen Island, Pantry, Vacuum Built-In, Vaulted Ceiling(s)						

### ROOMS (Total: 4,993 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	1980.0		1994	1019		

### BUILDING

Storeys	2	Total Units	
Building Name	Jo Mckinstrie	Builder Name	Jo Mckinstrie
Roof	Asphalt/Fibreglass Shingles	Foundation	ICF Block
Construction	Frame - Wood		
Pool	No - None		
Security			

### SERVICES

Heating	Forced Air, Floor	Cooling	Central Air
	Furnace		
Water	Municipal	Sewer	Public Sewer

### EXTERIOR

Lot Sqft	15,246	Lot Acres	0.35	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces	2.0	Parking Total	4	Carport Spaces	
Garage Dimensions				Directions			
Parking Features	Garage - Attached, Additional Parking, RV Access/Parking			View	River		
Exterior Features	Fire Pit, Hot Tub, Private Yard, Storage, Three Balconies, Underground Sprinkler						
Waterfront	Yes - River Front			Patio/Porch	Covered, Deck, Patio		
Exterior Construction	Fiber Cement Siding, Stone						

### STRATA/ASSOCIATION

Complex Name	Residences of Shadow Mountain	Fees	\$186	Fee Frequency	Monthly
Rentals		Pets	With Restrictions	Age Restr.	
S/T Rentals		Bylaws Avail	Yes		
Fee Includes	Contingency Reserve, Management				
Amenities					

**Stunning Timber Frame Retreat** situated on a spacious & beautifully landscaped .35-acre Riverfront lot on the St Mary's River. Nestled in the heart of the Canadian Rockies, this custom-built high quality built timber frame masterpiece offers an unparalleled lifestyle. Situated within the Cooke Carleton designed Shadow Mountain Golf Course community, this remarkable home is surrounded by natural beauty and outdoor recreation—offering world-class fly fishing right at your doorstep, as well as direct access to golf, hiking, cycling, and skiing at nearby Kimberley Alpine Resort. Crafted with timeless elegance and superior craftsmanship, this 6-bedroom, 4-bathroom residence features soaring 19.5 ft vaulted ceilings and dramatic floor-to-ceiling windows that flood the space with natural light. The open-concept living area is anchored by a striking stone fireplace and hand-scraped birch flooring, creating warmth and sophistication throughout. The gourmet kitchen boasts granite countertops, a spacious walk-in pantry, and a large central island—perfect for entertaining. Enjoy coffee on your covered front deck in the morning sun from the 2nd floor loft, or unwind under the vaulted ceiling of your rear deck overlooking a beautifully landscaped backyard with a private fire-pit haven, volleyball/badminton court and a concrete pad for basketball. This rare riverfront gem offers the ultimate mountain retreat—combining comfort, luxury, and the outdoor lifestyle you've been dreaming of. Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



This listing information is provided to you by:  
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