



220 SHADOW MOUNTAIN Boulevard			
Major Area	<b>Kootenay</b>	Status	<b>Active</b>
Minor Area	<b>CRAN - Cranbrook North</b>	Possession	
City	<b>Cranbrook</b>	Title Tier 1	<b>Freehold</b>
Type	<b>Single Family - Detached</b>	Title Tier 2	<b>Bare Land Strata</b>
Style	<b>Bungalow</b>	Price	<b>\$599,900.00</b>
Taxes	<b>\$4,765 (2025)</b>	Orig. Price	<b>\$599,900.00</b>
MLS®	<b>10356061</b>	Sale Price	
Year Built	<b>2022</b>	Date Listed	<b>Jul 15/25</b>
Zoning	<b>CD3</b>	Date Sold	
Postal Code	<b>V1C 0C6</b>	Status Chg.	
Strata/Assoc	<b>Yes / No</b>	DOM	<b>1</b>

### INTERIOR

Bedrooms	<b>3</b>	Beds Property	<b>3</b>	Beds Main Bldg	<b>3</b>	Beds Suite	
Bathrooms	<b>2</b>	Baths Property	<b>2</b>	Baths Main Bldg	<b>2</b>	Baths Suite	
Fin. Sqft	<b>1,259</b>	Beds Aux Bldg		Ensuites		Shop/Den	<b>No / No</b>
Above Grade	<b>1259.0</b>	Baths Aux Bldg		Ceiling Height	<b>9</b>	Levels	<b>1</b>
Below Grade		Fireplace	<b>Gas</b>	Year Subst Reno		Prop Condition	<b>Actual Age</b>
Unfinished Area	<b>1,259</b>	Fireplaces	<b>1</b>	Basement	<b>Unfinished, Walk-Up Access, Full</b>		
Suites	<b>No</b>	Suites Legal	<b>No</b>	Suite Potential			
Flooring	<b>Vinyl</b>			Windows	<b>Blinds</b>		
Laundry	<b>In Unit</b>			Accessibility			
Appliances	<b>Dishwasher, Dryer, Microwave, Refrigerator, Electric Range, Washer</b>						
Interior Features	<b>Kitchen Island</b>						

### ROOMS (Total: 1,259 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area			<b>1259</b>			
Foyer			<b>6' 4" x 6' 1"</b>			
Living Room			<b>13' 4" x 11' 10"</b>			
Kitchen			<b>11' 3" x 11' 8"</b>			
Dining Room			<b>11' 3" x 6' 6"</b>			
Bedroom			<b>10' 4" x 10' 1"</b>			
Bedroom			<b>10' 4" x 9' 11"</b>			
Bathroom - Full 4 PCE			<b>8' 0" x 4' 11"</b>			
Primary Bedroom 4 PCE			<b>13' 10" x 13' 0"</b>			
Ensuite - Full 5 PCE			<b>4' 11" x 10' 10"</b>			
Laundry			<b>9' 7" x 6' 1"</b>			

### BUILDING

Storeys	<b>1</b>	Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	
Roof	<b>Asphalt/Fibreglass Shingles</b>	Foundation	<b>Concrete</b>
Ceiling Height	<b>9 in</b>	Building Area	
Construction	<b>Frame - Wood</b>		
Building Feat			
Pool	<b>No - None</b>		
Security			

### SERVICES

Heating	<b>Forced Air</b>	Cooling	<b>Central Air</b>
Water	<b>Municipal</b>	Sewer	<b>Public Sewer</b>
Utilities		Drainage	
Electric		Property Access	
Other Equip			

### EXTERIOR

Lot Sqft	<b>7,840</b>	Lot Acres	<b>0.18</b>	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces	<b>2.0</b>	Parking Total	<b>4</b>	Carport Spaces	
Garage Dimensions				Directions			
Parking Features	<b>Garage - Attached, Garage Door Opener</b>						
Exterior Features	<b>Underground Sprinkler</b>			View			
Waterfront	<b>No - None</b>			Patio/Porch			
Exterior Construction	<b>Fiber Cement Siding, Stone</b>						
Lot Features							

### STRATA/ASSOCIATION

Complex Name	<b>Residences at Shadow Mountain</b>	Fees	<b>\$93.35</b>	Fee Frequency	<b>Monthly</b>
Rentals		Pets	<b>With Restrictions</b>	Age Restr.	
S/T Rentals		Bylaws Avail	<b>Yes</b>		
Fee Includes	<b>Contingency Reserve, Management</b>				
Amenities					
Restrictions		Restriction Notes			

Welcome to this exceptional newer home, just built in 2022 & still offering that fresh, brand-new feel. Located in the beautiful Shadow Mountain golf course community, this semi-custom contemporary home combines style, comfort & practicality in a truly stunning setting. Backing onto 1st hole fairway of Shadow Mountain's Cooke Carleton designed championship golf course, step inside a bright & spacious open-concept layout featuring three bedrooms & two bathrooms & laundry all conveniently located on the main floor. The kitchen is the heart of the home, showcasing gleaming granite countertops, a centre island, a trendy backsplash & sleek modern finishes that tie the space together. The living room is warm and welcoming with its custom shiplap fireplace surround, creating an impressive focal point from the moment you walk in. This thoughtfully designed home is loaded with premium upgrades, including granite countertops throughout, custom blinds & stylish vinyl plank flooring. A stunning 5-pce ensuite with lovely barn door & walk-in closet in the primary bedroom. The second bathroom is equally refined, with custom tile work that elevates the overall design. With an unfinished full basement waiting for your finishing touches, zoned for legal potential in-law with separate entrance from garage. Outside, the fully landscaped yard is equipped with underground sprinklers, large private back deck overlooking the lush greens of the golf course and gas BBQ hook-up adds to the outdoor enjoyment, perfect for entertaining. You'll find yourself just ten minutes from Cranbrook's shops, schools, and services & only a short drive to the Canadian Rockies International Airport or the charming community of Kimberley. With the St. Mary's River nearby and endless outdoor recreation at your doorstep, this is Kootenay living at its best. Best of all, there's no GST to worry about & the home comes with a new home warranty. Direction to present offers July 21/25 at 3:00pm Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



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