



245 Shadow Mountain Boulevard			
Major Area	Kootenay	Status	Active
Minor Area	CRAN - Cranbrook North	Possession	
City	Cranbrook	Title Tier 1	Freehold
Type	Single Family - Detached	Title Tier 2	Bare Land Strata
Style	Ranch with Basement	Price	\$949,900.00
Taxes	\$5,874 (2024)	Orig. Price	\$949,900.00
MLS®	10346520	Sale Price	
Year Built	2023	Date Listed	May 6/25
Zoning	CD-3	Date Sold	
Postal Code	V1C 0C6	Status Chg.	May 6/25
Strata/Assoc	Yes / No	DOM	0

INTERIOR

Bedrooms	3	Beds Property	3	Beds Main Bldg	3	Beds Suite	
Bathrooms	3	Baths Property	3	Baths Main Bldg	3	Baths Suite	
Fin. Sqft	3,296	Beds Aux Bldg		Ensuites		Shop/Den	No / Yes
Above Grade	1660.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade	1636.0	Fireplace		Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces		Basement	Finished, Full Blinds		
Flooring				Windows			
Laundry	In Unit			Accessibility			
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer						
Interior Features							

ROOMS (Total: 3,296 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	1636.0		1660			
Foyer			19' 6" x 6' 7"			
Great Room			16' 0" x 21' 10"			
Kitchen			8' 10" x 18' 6"			
Pantry			6' 3" x 5' 1"			
Dining Room			12' 11" x 9' 8"			
Primary Bedroom			13' 11" x 12' 4"			
Walk-in closet			7' 1" x 4' 11"			
Ensuite - Full 4 PCE			9' 6" x 8' 10"			
Bedroom	14' 2" x 11' 7"		12' 6" x 11' 10"			
Laundry			6' 6" x 9' 3"			
Bathroom - Full 4 PCE	9' 10" x 4' 11"		5' 4" x 8' 2"			
Recreation Room	21' 1" x 19' 10"					
Den	10' 10" x 5' 5"					
Game Room	17' 11" x 10' 10"					
Utility Room	17' 11" x 17' 10"					

BUILDING

Storeys	1	Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	Sayor Design-Build Ltd
Roof		Foundation	ICF Block
Ceiling Height		Building Area	
Construction	Frame - Wood		
Building Feat			
Pool	No - None		
Security			

SERVICES

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

EXTERIOR

Lot Sqft	8,712	Lot Acres	0.20	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces	4.0	Parking Total		Carport Spaces	
Garage Dimensions	29x35			Directions			
Parking Features	Garage - Attached, Oversized						
Exterior Features	Balcony			View	Golf Course		
Waterfront	No			Patio/Porch	Covered, Deck		
Exterior Construction	Composite Siding, Stone						
Lot Features	Close to Airport, Close to Park, Close to Recreation, Close to Ski Area, Landscaped, Level						

STRATA/ASSOCIATION

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

Custom 2023 Bungalow on Shadow Mountain Golf Course. Experience luxury & lifestyle in this stunning custom-built bungalow situated on a beautifully landscaped, low-maintenance .20 acre lot backing onto the 3rd tee box of Shadow Mountain's Cooke Carleton designed championship course. Inside, you'll find an expansive open floor plan with vaulted ceilings, 9-foot ceilings throughout, & a grand foyer that sets the tone for the quality & craftsmanship within. The dream kitchen features quartz countertops, a large island, generous cabinetry, & a walk-in pantry—ideal for both daily living and entertaining. The Great Room invites relaxation with a stunning stone-faced gas fireplace & large windows overlooking the golf course. This home offers 3 bedrooms with a potential 4th, including a bright primary suite featuring a luxurious 4-piece ensuite with a tiled shower, quartz countertops, and a walk-in closet. Main floor laundry adds convenience, while the fully finished basement includes an oversized recreation room, spacious bedroom, full bathroom, & optional 4th bedroom or office space. The fully finished basement offers a large rec room, bedroom, full bath, & 4th bedroom/office option. Massive 29x35 attached garage is plumbed for gas heat and provides exceptional storage and parking. Located in the heart of the East Kootenays, enjoy world-class fly fishing, hiking, golf, biking, and skiing at nearby Kimberley Alpine Resort. Live the Rocky Mountain lifestyle in this exceptional home. Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



This listing information is provided to you by:
SANDY SMITH PREC* - REALTOR® Salesperson
 250-421-0835 ✉ smith@ekrealty.com 🌐 http://www.sandysmithproperties.com
ROYAL LEPAGE EAST KOOTENAY REALTY
 250-426-8211 📠 250-426-6270 ✉ info@ekrealty.com
 #25 - 10th Avenue South Cranbrook, B.C V1C 2M9



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