



## 768 Westwood Drive

Major Area **Kootenay**  
 Minor Area **CRAN - Northwest Cranbrook**  
 City **Cranbrook**  
 Type **Single Family - Detached w/Acreage**  
 Style **Ranch with Basement**  
 Taxes **\$4,247 (2024)**  
 MLS® **10340569**  
 Year Built **1990**  
 Zoning **RR-2**  
 Postal Code **V1C 6V1**  
 Strata/Assoc **No / No**

Status **Active**  
 Possession  
 Title Tier 1 **Freehold**  
 Title Tier 2 **Fee Simple**  
 Price **\$999,000.00**  
 Orig. Price **\$999,000.00**  
 Sale Price  
 Date Listed **Apr 3/25**  
 Date Sold  
 Status Chg.  
 DOM **0**

### INTERIOR

Bedrooms <b>3</b>	Beds Property <b>3</b>	Beds Main Bldg <b>3</b>	Beds Suite
Bathrooms <b>4</b>	Baths Property <b>4</b>	Baths Main Bldg <b>4</b>	Baths Suite
Fin. Sqft <b>4,160</b>	Beds Aux Bldg	Ensuites	Shop/Den <b>No / Yes</b>
Above Grade <b>2157.0</b>	Baths Aux Bldg	Ceiling Height	Levels <b>1</b>
Below Grade <b>2003.0</b>	Fireplace <b>Gas</b>	Accessibility	
Unfinished Area	Fireplaces <b>2</b>	Basement	<b>Finished, Full, Walk-Up Access</b>
Flooring		Windows	
Laundry			
Appliances	<b>Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer</b>		
Interior Features			

### ROOMS (Total: 4,160 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	<b>2003.0</b>		<b>2157</b>			
Kitchen			<b>11' 6" x 11' 3"</b>			
Living Room	<b>27' 8" x 26' 4"</b>		<b>16' 1" x 19' 0"</b>			
Dining Room			<b>13' 1" x 9' 6"</b>			
Bathroom - Half 2 PCE			<b>x</b>			
Nook	<b>14' 9" x 7' 9"</b>		<b>6' 1" x 11' 6"</b>			
Laundry			<b>6' 8" x 5' 6"</b>			
Bathroom - Full 5 PCE			<b>x</b>			
Family Room			<b>10' 9" x 9' 6"</b>			
Foyer			<b>9' 5" x 4' 6"</b>			
Primary Bedroom			<b>14' 8" x 12' 4"</b>			
Ensuite - Full 3 PCE			<b>x</b>			
Bedroom			<b>13' 5" x 12' 1"</b>			
Bedroom			<b>13' 5" x 13' 5"</b>			
Storage	<b>12' 8" x 10' 3"</b>					
Den	<b>16' 4" x 12' 2"</b>					
Bathroom - Full 3 PCE	<b>x</b>					
Recreation Room	<b>34' 7" x 10' 7"</b>					
Utility Room	<b>12' 6" x 9' 9"</b>					

### BUILDING

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

### SERVICES

Heating <b>Forced Air, Natural Gas</b>	Cooling <b>Central Air</b>
Water <b>Well</b>	Sewer <b>Septic</b>
Utilities	Drainage
Electric	Property Access
Other Equip	

### EXTERIOR

Lot Sqft <b>107,593</b>	Lot Acres <b>2.47</b>	Lot Dimensions	RV Spaces <b>1</b>
Secure Spaces	Garage Spaces <b>2.0</b>	Parking Total	Carport Spaces
Garage Dimensions <b>22 x 24</b>		Directions	
Parking Features <b>Garage - Attached, RV Access/Parking</b>			
Exterior Features		View	
Waterfront <b>No</b>		Patio/Porch	
Exterior Construction <b>Vinyl</b>			
Lot Features			

**Discover your ideal family home setting nestled on this 2.47 acres just outside Cranbrook city limits. The remarkable standard of superior finishing & elegance are found throughout this home. From the dream kitchen with granite countertops, farmhouse sink, gas cooktop, perfect for chefs, to the crown moldings, hardwood floors & stunning windows in the living room. Retreat to one of the three generously sized bedrooms, including a primary suite featuring a spacious walk-in closet and a spa-like 3-pcs ensuite with heated floors. The primary suite also boasts convenient garden door access to the expansive deck. The main floor is thoughtfully designed for both comfort & entertainment, featuring two inviting gas fireplaces, a cozy family room, and a formal dining area. The stylish main floor bathroom showcases a double vanity, while a half bath & laundry room add to the convenience of everyday living. You'll also appreciate the direct access to the attached heated double-car garage. Downstairs find a versatile space including a large storage room, a den, a well-appointed 3-pcs bathroom, and a separate entrance, making it ideal for guests or potential rental opportunities. Outside, immerse yourself in the beauty of your surroundings. Many updates include metal roof (2023) HWT (2023) Furnace (2021) Central Air (2023). This exquisite stunning home is ready for you to move right in—experience the perfect blend of luxury & rustic charm. Schedule your private tour today! Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY**

This listing information is provided to you by:

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