



### 1507 Mount Royal Ridge

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>Fee Simple</b>
Style	<b>Two Storey</b>	Price	<b>\$1,099,900.00</b>
Taxes	<b>\$8,739 (2025)</b>	Orig. Price	<b>\$1,099,900.00</b>
MLS®	<b>10353815</b>	Sale Price	
Year Built	<b>2012</b>	Date Listed	<b>Jun 26/25</b>
Zoning	<b>R-1</b>	Date Sold	
Postal Code	<b>V1C 0C4</b>	Status Chg.	<b>Jun 26/25</b>
Strata/Assoc	<b>No / No</b>	DOM	<b>1</b>

### INTERIOR

Bedrooms	<b>4</b>	Beds Property	<b>4</b>	Beds Main Bldg	<b>4</b>	Beds Suite	
Bathrooms	<b>3</b>	Baths Property	<b>3</b>	Baths Main Bldg	<b>3</b>	Baths Suite	
Fin. Sqft	<b>3,878</b>	Beds Aux Bldg		Ensuites		Shop/Den	<b>No / Yes</b>
Above Grade	<b>2283.0</b>	Baths Aux Bldg		Ceiling Height		Levels	<b>1.5</b>
Below Grade	<b>1595.0</b>	Fireplace	<b>Gas</b>	Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces	<b>1</b>	Basement	<b>Finished, Full, Separate Entrance, Walk-Out Access</b>		
Suites	<b>No</b>	Suites Legal		Suite Potential			
Flooring				Windows			
Laundry				Accessibility			
Appliances	<b>Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer</b>						
Interior Features							

### ROOMS (Total: 3,878 sqft)

	Bsmt	Lower	1st	2nd	3rd/4th
Total Area	<b>1595.0</b>		<b>1610</b>	<b>673</b>	
Foyer			<b>9' 2" x 7' 9"</b>		
Kitchen			<b>16' 0" x 15' 7"</b>		
Dining Room			<b>16' 0" x 11' 2"</b>		
Living Room			<b>12' 10" x 16' 7"</b>		
Den			<b>13' 9" x 9' 2"</b>		
Bedroom	<b>12' 0" x 12' 7"</b>		<b>12' 6" x 10' 11"</b>		
Bathroom - Full 4 PCE			<b>8' 10" x 7' 6"</b>		
Laundry			<b>12' 7" x 13' 3"</b>		
Primary Bedroom				<b>24' 2" x 17' 2"</b>	
Ensuite - Half 6 PCE				<b>9' 4" x 13' 0"</b>	
Other				<b>10' 5" x 9' 0"</b>	
Recreation Room	<b>19' 10" x 17' 2"</b>				
Gym	<b>17' 3" x 15' 5"</b>				
Bedroom	<b>12' 0" x 11' 0"</b>				
Bathroom - Full 3 PCE	<b>8' 7" x 11' 5"</b>				
Utility Room	<b>20' 2" x 8' 7"</b>				
Storage	<b>7' 11" x 8' 7"</b>				

### BUILDING

Storeys		Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	
Roof	<b>Asphalt/Fibreglass Shingles</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>Floor Furnace, Forced Air, Heat Pump, Natural Gas</b>	Cooling	<b>Central Air, Heat Pump</b>
Water	<b>Municipal</b>	Sewer	<b>Public Sewer</b>
Utilities		Drainage	
Electric		Property Access	
Other Equip			

### EXTERIOR

Lot Sqft	<b>11,761</b>	Lot Acres	<b>0.27</b>	Lot Dimensions		RV Spaces	<b>1</b>
Secure Spaces		Garage Spaces	<b>2.0</b>	Parking Total		Carport Spaces	
Garage Dimensions				Directions			
Parking Features	<b>Garage - Attached, Garage Door Opener, Heated, RV Access/Parking</b>						
Exterior Features	<b>Balcony, Fire Pit, Hot Tub, Private Yard, Storage</b>						
Waterfront	<b>No</b>			View	<b>City, Mountain(s), Valley</b>		
Exterior Construction	<b>Composite Siding</b>						
Lot Features	<b>Close to Recreation, Cul-De-Sac, Landscaped, Private, Views</b>						

**Nestled in a quiet cul-de-sac in the highly sought-after Mount Royal Estates, this beautiful 2012 custom-built home offers over 3,800 sq ft of luxurious living space on a private & meticulously landscaped 0.274-acre lot. Enjoy breathtaking mountain & city views from nearly every room of this thoughtfully designed 1.5-storey home with a fully finished daylight basement with in-floor heat. Step inside to a bright & open floor plan featuring 9-10 ft ceilings, large picture windows & elegant cherry wood cabinetry & beautiful new hardwood floors throughout. The gourmet kitchen is a chef's dream—complete with granite countertops, a generous granite island, stainless steel appliances including a gas range, deep pot drawers & a large walk-in pantry. The spacious dining area opens to an expansive, partially covered deck with gas BBQ hookup with loads of room for privacy and entertaining. The main floor also features a beautifully appointed laundry room with granite counters, ample cherry cabinetry, laundry sink & direct access to the spacious double garage. Pamper yourself upstairs in your primary bedroom where your spa retreat will find vaulted ceilings, large picture window with stunning views, a large walk-in closet, and 2024 renovated luxurious 6-piece ensuite with a tiled walk-in shower, soaker tub and in-floor heated tiled floors. The fully finished daylight basement includes in-floor heating, 10 ft ceilings, a bright rec room with walkout to a covered patio with hot tub. Enjoy your large gym or hobby room with separate backyard access, and abundant storage. With high-end finishing throughout this is a rare opportunity to own a one-of-a-kind, quality-built home in one of Cranbrook's premier neighbourhoods. Presenting offers July 2 at 4:00pm Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY**

This listing information is provided to you by:

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The above information is from sources deemed reliable but it should not be relied upon without independent verification.

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