

	15-1401 30th Avenue N		
	Major Area Minor Area City Type Style Taxes MLS® Year Built Zoning Postal Code Strata/Assoc	Kootenay CRAN - Cranbrook North Cranbrook Single Family - Detached Bungalow \$5,514 (2025) 10361199 2015 R-3 V1C 0C1 Yes / Yes	Status Possession Title Tier 1 Title Tier 2 Price Orig. Price Sale Price Date Listed Date Sold Status Chg. DOM

INTERIOR

Bedrooms Bathrooms Fin. Sqft Above Grade Below Grade Unfinished Area Suites Flooring Laundry Appliances Interior Features	2 3 2,470 1240.0 1230.0 No In Unit Built-in Oven, Built-In Range, Built-In Refrigerator, Dishwasher, Double Oven, Gas Cooktop, Refrigerator, Washer/Dryer, Water Softener	Beds Property Baths Property Beds Aux Bldg Baths Aux Bldg Fireplace Fireplaces Suites Legal	2 3 2 Gas 2	Beds Main Bldg Baths Main Bldg Ensuites Ceiling Height Year Subst Reno Basement Suite Potential Windows Accessibility	2 3 No / No 1 Finished, Full Blinds	Beds Suite Baths Suite Shop/Den Levels Prop Condition
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ROOMS (Total: 2,470 sqft)					BUILDING			
	Bsmt	Lower	1st	2nd3rd4th	Storeys Floor location Building Name Roof Ceiling Height Construction Building Feat Pool Security	1	Total Units # of Buildings Builder Name Foundation Building Area	
Total Area	1230.0		1240		Asphalt/Fibreglass Shingles		Concrete	
Foyer			5' 0" x 7' 0"		Frame - Wood			
Kitchen			11' 2" x 10' 6"					
Dining Room			9' 0" x 16' 3"					
Living Room			16' 3" x 13' 6"					
Primary Bedroom			13' 6" x 12' 0"					
Ensuite - Full 4 PCE			8' 8" x 8' 8"					
Laundry			10' 7" x 7' 0"					
Bathroom - Half 2 PCE			6' 8" x 2' 9"					
Recreation Room	32' 3" x 15' 7"							
Bedroom	11' 4" x 12' 10"							
Bathroom - Full 3 PCE	8' 5" x 4' 8"							
					SERVICES			
					Heating Water Utilities Electric Other Equip	Forced Air, Heat Pump, Natural Gas Municipal	Cooling Sewer Drainage Property Access	Central Air Public Sewer

EXTERIOR

Lot Sqft Secure Spaces Garage Dimensions Parking Features Exterior Features Waterfront Exterior Construction Lot Features	6,490	Lot Acres Garage Spaces	0.149 2.0	Lot Dimensions Parking Total Directions View Patio/Porch Other Structures	RV Spaces Carport Spaces
			Garage - Attached, Garage Door Opener Balcony, Private Yard, Underground Sprinkler		
			No		
			Stone, Vinyl		

STRATA/ASSOCIATION

Complex Name Rentals S/T Rentals Fee Includes Amenities Restrictions	Northwood Estates	Fees Pets Bylaws Avail Contingency Reserve, Maintenance Grounds, Management, Trash	\$220 With Restrictions Yes	Fee Frequency Age Restr.	Monthly
Restriction Notes					

Experience luxury living in this beautifully crafted bungalow with full basement, built by New Dawn Developments in the desirable gated community of Northwood Estates. Inside, you'll find the very best in design and craftsmanship at its finest with high-end finishing throughout. The open-concept floor plan showcases a dream kitchen with Miele appliances including a Sub-Zero fridge, built-in coffee machine, super oven, steam oven, and gas cooktop. A spacious waterfall leathered granite island with storage cabinetry, abundant custom cabinetry, and a glass-tiled backsplash complete the chef's space. A built-in bar, cleverly tucked behind French doors, is designed to display your crystal glassware and store your favourite wines. The dining area flows seamlessly into the living room, where a granite-faced gas fireplace, large windows, and French doors lead to a private covered deck. With composite decking, an infrared heater, and serene treed views, this is the perfect spot to relax or entertain year-round. The primary suite is a true retreat with a bright and spacious layout, a large walk-in closet, and a spa-inspired ensuite featuring a steam shower, heated floors, a soaker tub, and exquisite granite and glass details. The main floor also offers a laundry room with Miele washer/dryer, built-in cabinetry, granite counters, sink, and a large walk-in coat closet. The finished basement is designed for versatility with space for a third bedroom, a large rec room with gas fireplace, a guest bedroom, a 3-piece bath, and ample storage. Additional features include a water softener, filtration system, and 200-amp service. Presenting offers Sept 8 at 4:00pm Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



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