



337 CORRAL Close		Status	Active
Major Area	Kootenay	Possession	
Minor Area	CRAN - Cranbrook North	Title Tier 1	Freehold
City	Cranbrook	Title Tier 2	Bare Land Strata
Type	Land Only (Residential / Commercial)	Price	\$279,900.00
Sub Type	Residential Lot	Orig. Price	\$279,900.00
Style		Sale Price	
Taxes	\$2,490 (2025)	Date Listed	Jan 20/26
MLS®	10373394	Date Sold	
Year Built		Status Chg.	Jan 23/26
Zoning	CD-3	DOM	4
Postal Code	V1C 0C2		
Strata/Assoc	Yes / No		

SERVICES

Heating	Municipal	Cooling	
Water	Sewer Available, Water At Lot Line	Sewer	Public Sewer
Utilities		Drainage	
Electric		Property Access	
Other Equip			

EXTERIOR

Lot Sqft	25,264	Lot Acres	0.58	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces		Parking Total		Carpport Spaces	
Garage Dimensions				Directions			
Parking Features				View	Golf Course, Mountain(s), Valley		
Exterior Features				Patio/Porch			
Waterfront	No - None			Other Structures			
Exterior Construction							
Lot Features	Close to Airport, Cul-De-Sac, Easy Access, Near Golf Course, Highway Access, No Thru Road, Park Setting, Private, Secluded, Close to Recreation, Close to Ski Area						

STRATA/ASSOCIATION

Complex Name		Fees	\$130	Fee Frequency	
Rentals		Pets		Age Restr.	
S/T Rentals		Bylaws Avail	Yes	Storage Locker	
Fee Includes	Contingency Reserve, Management, Snow Removal				
Amenities	Recreation Facilities, Snow Removal				
Restrictions		Restriction Notes			

LOT/ACREAGE

Cultivated		Covered		Cleared		Fenced	
Treed		Pastured		Irrigated		#Parcels	
Lease Hold		Current Use		Freehold		Possible Use	
Fencing							

LEGAL/TITLE

Indigenous Lands	No	Irrigation Water Rights		Srv Cert Avail	Yes	Contract Assig	No
Parcel Number	028-252-853	Additional Parcels YN	No	# Of Titles		Spcf Imprv Area	No
Additional Parcels Description				Fract Interest	No		
Disclosures	None			Improvements			
Trade Descr				Levies	No Levies		
Zoning Desc.				Non Fin Encum			
Legal Desc.	STRATA LOT 4, PLAN EPS153, DISTRICT LOT 9877, KOOTENAY LAND DISTRICT, & AN UNDIVIDED 1/247 SHARE IN LOT 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V (SEE PL AS TO LIMITED ACC						

A stunning .58 acre lot in The Dunes, which privately backs onto 8th tee box of the beautifully designed championship Shadow Mountain Golf Course. Build your dream home among other fine executive homes on this sunny lot which boasts slight slope for daylight walkout basement dream home which will capture stunning mountain views and trees bordering to grant you privacy and provide you with sense of nature in the heart of these breathtaking surroundings, you have easy access to the St Mary's River for fly fishing, walking & cycling trails, and how about playing 18 holes on a well designed course nestled in the mountains with amazing views around every turn. Located less than 5 minutes from shopping and City of Cranbrook amenities and less than 10 minutes to the Canadian Rockies International Airport, 20 minutes to Kimberley. Country estate living with only minutes to many fine restaurants, ski resorts, golf courses and world class fly fishing several Ski Resorts & golf courses and world class fly fishing! No time commitment to build and NO GST. Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY

This listing information is provided to you by:
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 Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Jan 27, 2026.


