



9905 Osprey Landing Drive			
Major Area	Kootenay	Status	Active
Minor Area	CRANL Ft. Steele to Wardner	Possession	
City	Wardner	Title Tier 1	Freehold
Type	Residential	Title Tier 2	Bare Land Strata
Sub Type	Single Family - Detached	Price	\$989,000.00
Style	Modern	Orig. Price	\$989,000.00
Taxes	\$3,394 (2025)	Sale Price	
MLS®	10366794	Date Listed	Oct 28/25
Year Built	2022	Date Sold	
Zoning	RR-1(B)	Status Chg.	
Postal Code	V0B 2J0	DOM	0
Strata/Assoc	Yes / No		

INTERIOR

Bedrooms	2	Beds Property	2	Beds Main Bldg	2	Beds Suite	
Bathrooms	2	Baths Property	2	Baths Main Bldg	2	Baths Suite	
Fin. Sqft	1,373	Beds Aux Bldg		Ensuites		Shop/Den	No / No
Above Grade	1373.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade		Fireplace	Wood Burning	Year Subst Reno		Prop Condition	
Unfinished Area	1,126	Fireplaces	1	Basement	Full, Partially Finished, Walk-Out Access		
Suites	No	Suites Legal		Suite Potential			
Flooring	Carpet, Vinyl			Windows			
Laundry	In Unit			Accessibility			
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Wine Cooler						
Interior Features							

ROOMS (Total: 1,373 sqft)

	Bsmt	Lower	1st	2nd	3rd/4th
Total Area			1126	247	
Kitchen			13' 3" x 15' 7"		
Living Room			13' 7" x 18' 2"		
Foyer			13' 3" x 4' 9"		
Bathroom - Full 4 PCE			5' 3" x 10' 6"		
Bedroom			10' 11" x 14' 11"		
Nook			8' 8" x 5' 11"		
Primary Bedroom				15' 0" x 10' 7"	
Ensuite - Full 4 PCE				10' 0" x 5' 4"	
Walk-in Closet				6' 9" x 5' 4"	
Utility Room	13' 0" x 5' 4"				
Laundry	131' 2" x 6' 2"				
Framed 3rd Bedroom	13' 4" x 10' 11"				
Plumbed bath	9' 9" x 4' 4"				
Recreation Room	18' 6" x 17' 1"				

BUILDING

Storeys	2	Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	
Roof	Asphalt/Fibreglass Shingles	Foundation	Concrete
Ceiling Height		Building Area	
Construction	Frame - Wood		
Building Feat			
Pool	No - None		
Security			

SERVICES

Heating	Forced Air	Cooling	Central Air
Water	Community Water	Sewer	Public Sewer
	User's Utility		
Utilities		Drainage	
Electric		Property Access	
Other Equip			

EXTERIOR

Lot Sqft	21,605	Lot Acres	0.496	Lot Dimensions		RV Spaces	1
Secure Spaces		Garage Spaces	2.0	Parking Total		Carport Spaces	
Garage Dimensions	26x22			Directions			
Parking Features	Garage - Attached			View			
Exterior Features	Balcony, Hot Tub			Patio/Porch	Deck		
Waterfront	Yes - River Front			Other Structures			
Exterior Construction	Composite Siding						
Lot Features							

STRATA/ASSOCIATION

Complex Name	Osprey Landing	Fees	\$90	Fee Frequency	
Rentals		Pets	Yes	Age Restr.	
S/T Rentals		Bylaws Avail	Yes	Storage Locker	No
Fee Includes					
Amenities					
Restrictions		Restriction Notes			

Exquisite Custom Home | Built in 2022 Come home to Lake Life in this striking modern residence in Wardner, BC blends architectural sophistication with West Coast warmth. The exterior showcases composite siding, natural stone, cedar shakes, and a timber pergola accenting the grand front entrance. Inside, an open-concept main floor impresses with luxury vinyl plank flooring and a great room featuring soaring vaulted ceilings, exposed wood beams, and a high efficient wood-burning fireplace framed by floor-to-ceiling windows that open to a spacious view deck with amazing views only this beautiful community could provide. The gourmet kitchen boasts granite countertops throughout, custom cabinetry, a corner pantry, built-in microwave, gas range, a stone backsplash, wine fridge and seating for 6 around the island. A bright guest bed, elegant 4pcs bath, and garage entry with extra storage complete the main level. The primary suite commands its own private floor, offering breathtaking mountain and lake views, a spa-inspired en-suite with dual vanities, LED anti-fog mirrors, and a tiled walk-in shower with glass enclosure and waterfall dual shower head, plus a custom walk-in closet. The lower level awaits your finishing vision—fully framed, wired, HVAC installed, with plans for a 3rd bed, 3rd bath, laundry, and wine cellar in the rec room. Set on a .496-acre lot with RV parking, a double attached garage (26x22), and a second-story hot tub, this home captures panoramic vistas of mountains, forest, and the north end of Koocanusa Lake—a rare blend of luxury, design, and natural beauty. Offers will be considered on Nov 3, 2025 @ 2pm. Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



This listing information is provided to you by:
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