



245 Shadow Mountain Boulevard		Status	Active
Major Area	Kootenay	Possession	
Minor Area	CRAN - Cranbrook North	Title Tier 1	Freehold
City	Cranbrook	Title Tier 2	Strata
Type	Residential	Price	\$944,900.00
Sub Type	Single Family - Detached	Orig. Price	\$944,900.00
Style	Rancher with Basement	Sale Price	
Taxes	\$6,021 (2025)	Date Listed	Feb 16/26
MLS®	10375907	Date Sold	
Year Built	2023	Status Chg.	Feb 17/26
Zoning	CD-3	DOM	0
Postal Code	V1C 0C6		
Strata/Assoc	Yes / No		

INTERIOR

Bedrooms	3	Beds Property	3	Beds Main Bldg	3	Beds Suite	
Bathrooms	3	Baths Property	3	Baths Main Bldg	3	Baths Suite	
Fin. Sqft	3,296	Beds Aux Bldg		Ensuites		Shop/Den	No / Yes
Above Grade	1660.0	Baths Aux Bldg		Ceiling Height	12 ft	Levels	2
Below Grade	1636.0	Fireplace	Gas	Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces	1	Basement	Finished, Full		
Suites	No	Suites Legal		Suite Potential			
Flooring				Windows	Blinds		
Laundry	In Unit			Accessibility			
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer						
Interior Features	High Ceilings, Kitchen Island, Pantry, Vacuum Built-In, Vaulted Ceiling(s)						

ROOMS (Total: 3,296 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	1636.0		1660			
Foyer			19' 6" x 6' 7"			
Great Room			16' 0" x 21' 10"			
Kitchen			8' 10" x 18' 6"			
Pantry			6' 3" x 5' 1"			
Dining Room			12' 11" x 9' 8"			
Primary Bedroom			13' 11" x 12' 4"			
Walk-in closet			7' 1" x 4' 11"			
Ensuite - Full 4 PCE			9' 6" x 8' 10"			
Bedroom	14' 2" x 11' 7"		12' 6" x 11' 10"			
Laundry			6' 6" x 9' 3"			
Bathroom - Full 4 PCE	9' 10" x 4' 11"		5' 4" x 8' 2"			
Recreation Room	21' 1" x 19' 10"					
Den	10' 10" x 5' 5"					
Game Room	17' 11" x 10' 10"					
Utility Room	17' 11" x 17' 10"					

BUILDING

Storeys	1	Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	Sayor Design-Build Ltd
Roof	Asphalt/Fibreglass Shingles	Foundation	ICF Block
Ceiling Height	12 ft	Building Area	
Construction	Frame - Wood		
Building Feet			
Pool	No - None		
Security			

SERVICES

Heating	Forced Air	Cooling	Central Air
Water	Municipal	Sewer	Public Sewer
Utilities		Drainage	
Electric		Property Access	
Other Equip			

EXTERIOR

Lot Sqft	8,712	Lot Acres	0.20	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces	4.0	Parking Total		Carport Spaces	
Garage Dimensions	29x35			Directions			
Parking Features	Garage - Attached, Oversized			View	Golf Course		
Exterior Features	Balcony			Patio/Porch	Covered, Deck		
Waterfront	No			Other Structures			
Exterior Construction	Composite Siding, Stone						
Lot Features	Close to Airport, Close to Park, Close to Recreation, Close to Ski Area, Landscaped, Level						

STRATA/ASSOCIATION

Complex Name	Residences of Shadow Mountain	Fees	\$93.35	Fee Frequency	Monthly
Rentals		Pets	With Restrictions	Age Restr.	
S/T Rentals		Bylaws Avail	Yes	Storage Locker	No
Fee Includes	Contingency Reserve, Management, Snow Removal				
Amenities		Restriction Notes			
Restrictions					

LEGAL/TITLE

Indigenous Lands	No	Irrigation Water Rights		Srv Cert Avail		Contract Assig	No
Parcel Number	028-126-971	Additional Parcels YN	No	# Of Titles		Spcf Imprv Area	
Additional Parcels Description				Fract Interest	No		
Disclosures				Improvements			
Trade Descr.				Levies			
Zoning Desc.				Non Fin Encum			
Legal Desc.	SL 127, DL 9877, KD Strata Plan EPS 136 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V and an undivided 1/918 share in Lot 1, Land EPP4579 (See Plan EPP4579 as to Limited Access)						

Custom 2023 Sayor Design Bungalow on Shadow Mountain Golf Course. Experience luxury & lifestyle in this stunning custom-built bungalow situated on a beautifully landscaped, low-maintenance .20 acre lot backing onto the 3rd tee box of Shadow Mountain's Cooke Carleton-designed championship course. Inside, you'll find an expansive open floor plan with vaulted ceilings, 9-foot ceilings throughout, & a grand foyer that sets the tone for the quality & craftsmanship within. The dream kitchen features quartz countertops, a large island, generous cabinetry, & a walk-in pantry —ideal for both daily living and entertaining. The Great Room invites relaxation with a stunning stone-faced gas fireplace & large windows overlooking the golf course. This home offers 3 bedrooms with a potential 4th, including a bright primary suite featuring a luxurious 4-piece ensuite with a tiled shower, quartz countertops, and a walk-in closet. Main floor laundry adds convenience, while the fully finished basement includes an oversized recreation room w/freestanding fireplace, spacious bedroom, full bathroom, & optional 4th bedroom or office space. The fully finished basement offers a large rec room, bedroom, full bath, & 4th bedroom/office option. Massive 29x35 attached garage is plumbed for gas heat and provides exceptional storage and parking. Located in the heart of the East Kootenays, enjoy world-class fly fishing, hiking, golf, biking, and skiing at nearby Kimberley Alpine Resort. Live the Rocky Mountain lifestyle in this exceptional home. Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



This listing information is provided to you by:
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