



1608 1st Avenue S

Major Area	Kootenay	Status	Active
Minor Area	CRAN - Cranbrook South	Possession	
City	Cranbrook	Title Tier 1	Freehold
Type	Residential	Title Tier 2	Fee Simple
Sub Type	Single Family - Detached	Price	\$999,000.00
Style	Two Storey	Orig. Price	\$999,000.00
Taxes	\$8,092 (2025)	Sale Price	
MLS®	10389210	Date Listed	May 28/26
Year Built	2006	Date Sold	
Zoning	R1	Status Chg.	May 28/26
Postal Code	V1C 6R6	DOM	5
Strata/Assoc	No / No		

INTERIOR

Bedrooms	5	Beds Property	5	Beds Main Bldg	5	Beds Suite	
Bathrooms	4	Baths Property	4	Baths Main Bldg	4	Baths Suite	
Fin. Sqft	4,032	Beds Aux Bldg		Shop/Den	No / Yes		
Above Grade	2710.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade	1322.0	Fireplace	Gas, Electric	Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces	2	Basement	Walk-Up Access, Full, Finished		
Suites	No	Suites Legal	No	Suite Potential			
Flooring	Hardwood, Partial Carpet, Tile, Bamboo						
Laundry	Dishwasher, Dryer, Refrigerator, Washer, Range						
Appliances							
Interior Features							

ROOMS (Total: 4,032 sqft)						BUILDING			
	Bsmt	Lower	1st	2nd	3rd/4th	Storeys	Floor location	Total Units	# of Buildings
Total Area	1322.0		1322	1388					
Foyer			9' 0" x 5' 3"			Building Name		Builder Name	
Den			11' 2" x 8' 7"			Roof	Asphalt/Fibreglass Shingles	Foundation	Concrete
Living Room			15' 9" x 11' 8"			Ceiling Height		Building Area	
Dining Room			11' 8" x 9' 10"			Construction	Frame - Wood		
Kitchen			13' 3" x 11' 8"			Building Feat			
Nook			10' 4" x 9' 0"			Pool	No - None		
Great Room			15' 0" x 14' 9"			Security			
Laundry			10' 0" x 6' 5"			SERVICES			
Bathroom - Half			6' 10" x 3' 5"			Heating	Floor Furnace, Forced Air, Natural Gas Municipal	Cooling	Central Air
Bedroom				14' 10" x 8' 6"		Water		Sewer	Public Sewer
Primary Bedroom				20' 10" x 11' 11"		Utilities		Drainage	
Ensuite - Full 5 PCE				10' 3" x 9' 11"		Electric		Property Access	
Bedroom	15' 8" x 11' 0"			12' 0" x 10' 9"		Other Equip			
Bedroom				14' 10" x 8' 6"					
Bonus Room				21' 9" x 13' 4"					
Bathroom - Full 4 PCE				13' 11" x 5' 0"					
Recreation Room	20' 2" x 19' 0"								
Gym	15' 4" x 10' 2"								
Bathroom - Full 3 PCE	10' 0" x 5' 4"								
Pantry	7' 5" x 5' 7"								
Storage	7' 4" x 3' 9"								
Utility Room	10' 7" x 7' 11"								

EXTERIOR

Lot Sqft	10,018	Lot Acres	0.23	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces		Parking Total	7	Carport Spaces	
Garage Dimensions				Directions			
Parking Features	Additional Parking, RV Access/Parking, Heated Garden, Private Yard, Underground Sprinkler			View	Lake, View		
Exterior Features	No - None			Patio/Porch			
Waterfront	No - None			Other Structures	Shed(s)		
Exterior Construction	Fiber Cement Siding, Stone						
Lot Features							

LEGAL/TITLE

Indigenous Lands	No	Irrigation Water Rights		Srv Cert Avail		Contract Assig	No
Parcel Number	024-500-691	Additional Parcels YN	Yes	# Of Titles	1	Spfc Imprv Area	No
Additional Parcels Description							
Disclosures							
Trade Descr							
Zoning Desc.							
Legal Desc.	LOT 21 DISTRICT LOT 3912 KOOTENAY DISTRICT PLAN NEP64371						

Custom-built executive home offering warmth, elegance, and breathtaking views from a large private lot overlooking Elizabeth Lake and the surrounding mountains. Stunning rock-and-timber exterior accents, a stamped-concrete driveway and expansive patio, abundant RV parking, and an extra-long attached garage create incredible curb appeal from the moment you arrive. Step through the grand custom front door into a welcoming foyer highlighted by sweeping curved staircases designed for those unforgettable family moments. The heart of the home is the chef-inspired kitchen featuring extensive cabinetry, granite countertops, a gas stove, a striking copper backsplash, a sun-filled breakfast nook, and a cozy sitting area. Garden doors open to a spacious stamped concrete patio perfect for entertaining or relaxing outdoors. The main floor also features a private office/den, ideal for working from home or as a quiet retreat. The formal dining room shares a beautiful double sided gas fireplace with the cozy sitting area, creating warmth and ambiance throughout the main living space, while the sunken living room features stunning coffered ceilings that add character and charm. Upstairs, there are 3 bedrooms plus a spacious flex room above the garage. The primary retreat offers a sitting area with views of Fisher Peak, a luxurious ensuite with an air jet tub, and a walk-in closet. The fully finished lower level includes another large bedroom with a walk-in closet, a games room, a media room, a walk-up basement entrance, and radiant heated floors. Beautifully landscaped with rock terraces, patios, decks, vegetable gardens, underground sprinklers, and drip lines. Additionally recent upgraded hot water on demand. Other features include central air, whole-home wired-in sound, and a fully fenced yard. Ideally located close to both elementary and junior high schools. Directions to present offers on June 5, 2026, at 1:00 pm Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



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#25 - 10th Avenue South Cranbrook, B.C V1C 2M9

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Jun 2, 2026.

