



1505 Mount Royal Ridge

| | | | |
|--------------|---------------------------------|--------------|-----------------------|
| Major Area | Kootenay | Status | Active |
| Minor Area | CRAN - Cranbrook North | Possession | |
| City | Cranbrook | Title Tier 1 | Freehold |
| Type | Residential | Title Tier 2 | Fee Simple |
| Sub Type | Single Family - Detached | Price | \$1,189,900.00 |
| Style | Bungalow | Orig. Price | \$1,189,900.00 |
| Taxes | \$8,367 (2025) | Sale Price | |
| MLS® | 10376116 | Date Listed | Feb 17/26 |
| Year Built | 2014 | Date Sold | |
| Zoning | R-1 | Status Chg. | |
| Postal Code | V1C 0C4 | DOM | 0 |
| Strata/Assoc | No / No | | |

INTERIOR

| | | | | | | | |
|-------------------|--|----------------|------------|-----------------|---|----------------|----------------|
| Bedrooms | 4 | Beds Property | 4 | Beds Main Bldg | 4 | Beds Suite | |
| Bathrooms | 4 | Baths Property | 4 | Baths Main Bldg | 4 | Baths Suite | |
| Fin. Sqft | 3,488 | Beds Aux Bldg | | Ensuites | | Shop/Den | No / No |
| Above Grade | 1744.0 | Baths Aux Bldg | | Ceiling Height | | Levels | 2 |
| Below Grade | 1744.0 | Fireplace | Gas | Year Subst Reno | | Prop Condition | |
| Unfinished Area | | Fireplaces | 2 | Basement | Finished, Full, Separate Entrance, Walk-Out Access | | |
| Suites | Yes | Suites Legal | No | Suite Potential | | | |
| Flooring | | | | Windows | Blinds | | |
| Laundry | | | | Accessibility | | | |
| Appliances | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Water Purifier | | | | | | |
| Interior Features | High Ceilings, Kitchen Island, Pantry, Vacuum Built-In, Vaulted Ceiling(s) | | | | | | |

ROOMS (Total: 3,488 sqft)

| | Bsmt | Lower | 1st | 2nd3rd4th |
|-----------------------|-------------------------|-------|-------------------------|-----------|
| Total Area | 1744.0 | | 1744 | |
| Foyer | | | 10' 0" x 7' 7" | |
| Living Room | | | 14' 11" x 17' 9" | |
| Kitchen | 14' 6" x 10' 0" | | 16' 10" x 10' 0" | |
| Pantry | | | 5' 8" x 5' 4" | |
| Dining Room | 14' 0" x 9' 6" | | 14' 0" x 9' 8" | |
| Primary Bedroom | | | 13' 7" x 12' 1" | |
| Ensuite - Full 5 PCE | | | 16' 5" x 13' 7" | |
| Bathroom - Half 2 PCE | | | 7' 2" x 5' 4" | |
| Bedroom | 13' 7" x 10' 5" | | 14' 11" x 10' 4" | |
| Laundry | | | 9' 3" x 5' 9" | |
| Mud Room | | | 9' 2" x 6' 9" | |
| Family Room | 20' 6" x 14' 11" | | | |
| Ensuite - Full 4 PCE | 10' 11" x 10' 2" | | | |
| Bedroom | 16' 1" x 12' 6" | | | |
| Bathroom - Full 3 PCE | x | | | |
| Utility Room | 16' 5" x 9' 3" | | | |

BUILDING

| | | | |
|----------------|------------------------------------|----------------|------------------------------|
| Storeys | | Total Units | |
| Floor location | | # of Buildings | |
| Building Name | | Builder Name | JB Charlton Homes Inc |
| Roof | Asphalt/Fibreglass Shingles | Foundation | ICF Block |
| Ceiling Height | | Building Area | |
| Construction | Frame - Wood | | |
| Building Feat | | | |
| Pool | No - None | | |
| Security | | | |

SERVICES

| | | | |
|-------------|--------------------------------|-----------------|---------------------|
| Heating | Forced Air, Natural Gas | Cooling | Central Air |
| Water | Municipal | Sewer | Public Sewer |
| Utilities | | Drainage | |
| Electric | | Property Access | |
| Other Equip | | | |

EXTERIOR

| | | | | | | | |
|-----------------------|--|---------------|-------------|------------------|-----------------------------|----------------|--|
| Lot Sqft | 14,810 | Lot Acres | 0.34 | Lot Dimensions | | RV Spaces | |
| Secure Spaces | | Garage Spaces | 2.0 | Parking Total | | Carport Spaces | |
| Garage Dimensions | 25 x 29 x | | | Directions | | | |
| Parking Features | Additional Parking, Garage - Attached, Oversized, RV Access/Parking | | | | | | |
| Exterior Features | Balcony, Private Yard, Underground Sprinkler | | | | | | |
| Waterfront | No | | | View | City, Mountain(s) | | |
| Exterior Construction | Stucco | | | Patio/Porch | Covered, Deck, Patio | | |
| Lot Features | | | | Other Structures | | | |

LEGAL/TITLE

| | | | | | | | |
|--------------------------------|---|-------------------------|-----------|----------------|-----------|-----------------|-----------|
| Indigenous Lands | No | Irrigation Water Rights | | Srv Cert Avail | | Contract Assig | No |
| Parcel Number | 027-678-067 | Additional Parcels YN | No | # Of Titles | | Spcf Imprv Area | |
| Additional Parcels Description | | | | Fract Interest | No | | |
| Disclosures | | | | Improvements | | | |
| Trade Descr | | | | Levies | | | |
| Zoning Desc. | Residential | | | Non Fin Encum | | | |
| Legal Desc. | Lot 30, DL 2872, Kootenay District Plan NEP87676 | | | | | | |

Beautiful curb appeal welcomes you to this quality custom home built by reputable Charlton Homes Inc. in 2014. This impressive 1,744 sq ft bungalow with full daylight basement sits on a generous .348 acre lot in desirable Mount Royal Estates, tucked away on a quiet cul-de-sac. The beautifully landscaped, parklike yard offers privacy along with stunning city and mountain views. Step inside and fall in love with the bright, open design featuring vaulted ceilings, expansive windows, and a striking floor-to-ceiling fireplace anchoring the living room & family room. The dream kitchen showcases granite countertops, stainless steel appliances, abundant cabinetry, a large island, and walk-in pantry, seamlessly flowing to the dining area with access to the covered deck—perfect for enjoying the breathtaking views. The main floor primary retreat also offers direct deck access, a spacious walk-in closet, and a luxurious 5-piece ensuite complete with double sinks, soaker tub & tiled shower. A second bedroom/den, main floor laundry, and a large mudroom leading to the oversized double garage add everyday convenience. The fully finished daylight basement features a bright, high-quality 2-bedroom in-law suite ideal for generational living. With its own open-concept kitchen with island, dining area, family room, primary bedroom with 4-piece ensuite, and additional 3-piece bath, it offers comfort and flexibility. Added highlights include in-floor heat, new hot water on demand, water filtration system, central air and vacuum, underground sprinklers, and RV parking. Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY

This listing information is provided to you by:

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ROYAL LEPAGE EAST KOOTENAY REALTY

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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. Feb 17, 2026.

