

	193 SHADOW MOUNTAIN Boulevard		
	Major Area Kootenay Minor Area CRAN - Cranbrook North City Cranbrook Type Single Family - Detached Style Bungalow Taxes \$5,467 (2025) MLS® 10363177 Year Built 2021 Zoning CD-3 Postal Code V1C 0C6 Strata/Assoc Yes / Yes	Status Active Possession Title Tier 1 Freehold Title Tier 2 Bare Land Strata Price \$899,900.00 Orig. Price \$899,900.00 Sale Price Date Listed Sep 18/25 Date Sold Status Chg. Sep 18/25 DOM 1	

INTERIOR

Bedrooms 4	Beds Property 4	Beds Main Bldg 4	Beds Suite
Bathrooms 3	Baths Property 3	Baths Main Bldg 3	Baths Suite
Fin. Sqft 2,608	Beds Aux Bldg	Ensuites	Shop/Den No / No
Above Grade 1304.0	Baths Aux Bldg	Ceiling Height	Levels 1
Below Grade 1304.0	Fireplace Gas	Year Subst Reno	Prop Condition
Unfinished Area	Fireplaces 1	Basement Finished, Full, Separate Entrance, Walk-Out Access	
Suites No	Suites Legal No	Suite Potential Yes	
Flooring Tile, Vinyl		Windows	
Laundry In Unit		Accessibility	
Appliances Dishwasher, Dryer, Microwave, Refrigerator, Washer, Range			
Interior Features Kitchen Island, Pantry			

ROOMS (Total: 2,608 sqft)					BUILDING		
	Bsmt	Lower	1st	2nd 3rd 4th	Storeys 1	Total Units	
Total Area	1304.0		1304		Floor location	# of Buildings	
Living Room			18' 10" x 17' 3"		Building Name	Builder Name Maple Creek	
Dining Room			12' 1" x 10' 0"		Roof Asphalt/Fibreglass Shingles	Foundation Concrete	
Kitchen			12' 1" x 9' 9"		Ceiling Height	Building Area	
Primary Bedroom			12' 8" x 11' 11"		Construction Frame - Wood		
Ensuite - Full 4 PCE			8' 4" x 7' 9"		Building Feat		
Bedroom	14' 5" x 11' 9"				Pool No - None		
Bedroom	14' 5" x 11' 11"		9' 11" x 11' 10"		Security		
Bathroom - Full 4 PCE	7' 10" x 4' 10"		8' 1" x 4' 10"		SERVICES		
Game Room	16' 6" x 15' 3"				Heating Forced Air, Natural Gas	Cooling	Central Air
Recreation Room	22' 3" x 15' 3"				Water Municipal	Sewer	Public Sewer
					Utilities	Drainage	
					Electric	Property Access	
					Other Equip		

EXTERIOR

Lot Sqft 12,632	Lot Acres 0.29	Lot Dimensions	RV Spaces
Secure Spaces	Garage Spaces 2.0	Parking Total 4	Carport Spaces
Garage Dimensions 26 x 25		Directions	
Parking Features Garage - Attached		View Lake, Mountain(s)	
Exterior Features		Patio/Porch	
Waterfront Yes - Pond		Other Structures	
Exterior Construction Fiber Cement Siding, Stone			
Lot Features Close to Airport, Close to Recreation, Close to Ski Area, Landscaped, Level, Park Setting, Paved Roads, Recreational, Views, Waterfront			

STRATA/ASSOCIATION

Complex Name Residences of Shadow Mountain	Fees \$95	Fee Frequency
Rentals	Pets With Restrictions, Yes	Age Restr.
S/T Rentals	Bylaws Avail Yes	Storage Locker No
Fee Includes		
Amenities		
Restrictions	Restriction Notes	

Stunning Bungalow with Lake & Golf Course Views – Residences of Shadow Mountain. Backed by breathtaking views of a serene six-acre lake and the 15th fairway of the Cook Carleton–designed Championship Golf Course, this beautiful quality-built bungalow offers the best of luxury living in the prestigious Residences of Shadow Mountain development. Situated on a .291-acre beautifully landscaped low-maintenance lot with perennials & deer protected garden, the home combines elegance & comfort with an open-concept floor plan and vaulted ceilings that bring in natural light and highlight the scenery. The dream kitchen is designed for both style & function with a large granite island, stainless steel appliances, deep pot drawers & custom cabinetry, opening seamlessly to the dining area where sliding doors lead to a covered deck with stunning lake views. A striking stone fireplace anchors the living room, while the master suite offers its own lake views, a walk-in closet & a luxurious four-piece ensuite finished with porcelain tile & a large walk-in shower. The full daylight basement with nine-foot ceilings provides an exceptional space for entertaining, complete with a bright recreation and games room, a granite wet bar with stainless wine cooler & sliding doors to a covered concrete patio overlooking the lake & golf course. With two bedrooms on the main level & two more downstairs, the home is perfect for family or guests. With central air & an oversized 25 by 26 foot heated garage with new epoxy flooring. With no GST payable, this home offers the rare opportunity to enjoy golf course living with tranquil lakefront views in a stunning & move-in ready setting. Offers being presented Sept 22/25 Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



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