



317 Legacy Lookout		Status	Active
Major Area	Kootenay	Possession	
Minor Area	CRAN - Cranbrook North	Title Tier 1	Freehold
City	Cranbrook	Title Tier 2	Bare Land Strata
Type	Single Family - Detached	Price	\$779,900.00
Style	Grade Level Entry	Orig. Price	\$779,900.00
Taxes	\$5,255 (2024)	Sale Price	
MLS®	10337167	Date Listed	Mar 3/25
Year Built	2022	Date Sold	
Zoning	CD-1	Status Chg.	Mar 3/25
Postal Code	V1C 0E4	DOM	0
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	2,018	Beds Aux Bldg		Ensuites		Shop/Den	No / No
Above Grade	2018.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade		Fireplace	Gas	Accessibility			
Unfinished Area		Fireplaces	1	Basement			
Flooring	Carpet, Vinyl			Windows	Blinds, Double Pane Windows		
Laundry	In Unit						
Appliances	Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, Water Softener						
Interior Features	Kitchen Island, Pantry, Vaulted Ceiling(s)						

ROOMS (Total: 2,018 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area			864	1154		
Foyer			16' 11" x 8' 2"			
Recreation Room			17' 0" x 14' 11"			
Bathroom - Full 4 PCE			1' x 1'	1' x 1'		
Bedroom			11' 11" x 9' 2"	10' 2" x 9' 9"		
Utility Room			7' 7" x 9' 5"			
Kitchen				13' 2" x 12' 6"		
Dining Room				13' 2" x 8' 0"		
Living Room				16' 11" x 11' 11"		
Primary Bedroom				12' 8" x 11' 11"		
Ensuite - Full 3 PCE				11' 5" x 4' 11"		
Laundry				6' 1" x 4' 9"		

BUILDING

Storeys	2	Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	New Dawn Development Ltd
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	Municipal	Sewer	Public Sewer
Utilities		Drainage	
Electric		Property Access	
Other Equip			

EXTERIOR

Lot Sqft	4,791	Lot Acres	0.11	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces	2.0	Parking Total	4	Carport Spaces	
Garage Dimensions				Directions			
Parking Features	Garage - Attached			View	Mountain(s)		
Exterior Features	Balcony, Underground Sprinkler			Patio/Porch			
Waterfront	No						
Exterior Construction	Fiber Cement Siding						
Lot Features	Adult Oriented, Close to Recreation, Close to Shopping, Landscaped, Level, Near Golf Course, Park Setting, Paved Roads, Recreational, Views						

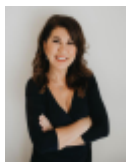
STRATA/ASSOCIATION

Complex Name	Legacy Ridge	Fees	\$160	Fee Frequency	Monthly
Rentals		Pets	With Restrictions	Age Restr.	
S/T Rentals		Bylaws Avail	Yes		
Fee Includes		Restriction Notes			
Amenities					
Restrictions					

A beautiful quality built home in popular Legacy Ridge, a serene parklike setting located in the award winning Gary Player Black Knight designed Wildstone Golf Course development in the Rocky Mountains. In excellent condition, this stunning New Dawn Development build home has stunning mountain views from the spacious front covered deck and backs onto large park area. Tastefully designed with quality features throughout, this bright, elegant 3 bedroom luxury home has an open floor plan with vaulted ceilings in dream kitchen/bright dining & living room with sliders to covered deck with views. With many upgraded features throughout including vinyl plank and plush quality carpet throughout, Quartz countertops/cupboards & vanities, beautiful stone/gas fireplace in living room, additional pot lights, window blinds, staircase rails, additional landscaping, bevelled deck glass, water softener, air conditioner, and garage shelf with gas heater. A lifestyle of low-maintenance living within a bare land strata development is only 5 minutes from city services and amenities. A low maintenance stunning home in a stunning neighbourhood. Includes all appliances and the best part is no GST applicable Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



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

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