



400 26A Avenue S		Status	Active
Major Area	Kootenay	Possession	
Minor Area	CRAN - Cranbrook South	Title Tier 1	Freehold
City	Cranbrook	Title Tier 2	Fee Simple
Type	Single Family - Detached	Price	\$609,900.00
Style	Multi/Split	Orig. Price	\$609,900.00
Taxes	\$4,518 (2024)	Sale Price	
MLS®	10337433	Date Listed	Mar 3/25
Year Built	1977	Date Sold	
Zoning	R1	Status Chg.	
Postal Code	V1C 4V7	DOM	0
Strata/Assoc	No / 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	2,179	Beds Aux Bldg		Ensuites		Shop/Den	No / No
Above Grade	1144.0	Baths Aux Bldg		Ceiling Height		Levels	4
Below Grade	1035.0	Fireplace	Decorative	Accessibility			
Unfinished Area	204	Fireplaces	1	Basement	Full, Finished		
Flooring	Hardwood, Linoleum, Partial Carpet, Tile			Windows	Window Treatments		
Laundry							
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer						
Interior Features							

ROOMS (Total: 2,179 sqft)

	Bsmt	Lower	1st	2nd	3rd/4th
Total Area	648.0	387.0	572	572	
Foyer		11' 3" x 5' 11"			
Family Room		16' 11" x 10' 3"			
Bathroom - Half 2 PCE		4' 7" x 4' 8"			
Living Room			23' 0" x 12' 8"		
Dining Room			10' 9" x 9' 2"		
Kitchen			13' 9" x 10' 3"		
Primary Bedroom				13' 8" x 10' 3"	
Ensuite - Half 2 PCE				7' 8" x 4' 9"	
Bedroom				9' 9" x 9' 3"	
Bedroom				9' 3" x 9' 3"	
Bathroom - Full 4 PCE				8' 7" x 5' 3"	
Recreation Room	21' 11" x 12' 5"				
Play Room	7' 5" x 8' 6"				
Laundry	10' 0" x 8' 10"				
Other	8' 10" x 6' 3"				
Storage	21' 7" x 9' 4"				

BUILDING

Stores		Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	
Roof	Asphalt/Fibreglass Shingles	Foundation	Concrete
Ceiling Height		Building Area	
Construction	Frame - Wood		
Building Feet			
Pool	No - None		
Security			

SERVICES

Heating	Forced Air, Natural Gas	Cooling	None
Water	Municipal	Sewer	Public Sewer
Utilities		Drainage	
Electric		Property Access	
Other Equip			

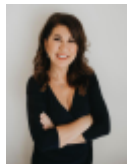
EXTERIOR

Lot Sqft	6,534	Lot Acres	0.15	Lot Dimensions		RV Spaces	1
Secure Spaces		Garage Spaces	1.0	Parking Total	4	Carport Spaces	
Garage Dimensions				Directions			
Parking Features	Garage - Attached			View	Mountain(s)		
Exterior Features	Enclosed Balcony, Hot Tub, Private Yard, Storage			Patio/Porch			
Waterfront	No - None						
Exterior Construction	Wood Siding						
Lot Features	Close to Park, Close to Schools, Family Oriented, Landscaped, Near Golf Course, Near Public Transit, Paved Roads						

A beautifully updated family 4 level split home close to Highlands School and the Cranbrook Golf course situated on a private .15 acre lot. With beautiful hardwood/tile flooring, this lovely home features a large foyer with attached garage access, family room and 2-pce updated bath. The upper main floor boasts a bright living room and dining area with french doors to covered private patio in fully fence beautifully landscaped yard, stunning dream kitchen with loads of soft closing wood cabinetry with pullouts, raised breakfast bar & updated stainless appliances with garden door leading to another covered cedar finishing deck with skylights. The upper 2nd level has a spacious master bedroom with lovely 2-pce ensuite, full 4-pce bath with 2021 updates and 2 additional bedrooms. The basement has a spacious recreation room, bright laundry room, children's playroom, den and large 200 sq ft 4 ft crawlspace for storage. A beautifully landscaped fully cedar fenced (5 years old) private yard with mature trees, 1 year old Hybrid hot tub, covered deck, covered patio, RV parking and 2 storage sheds. Updates also includes high efficient furnace with central air (2023) and new hot water heater (to be installed prior to completion). Great value in an excellent neighbourhood. Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



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