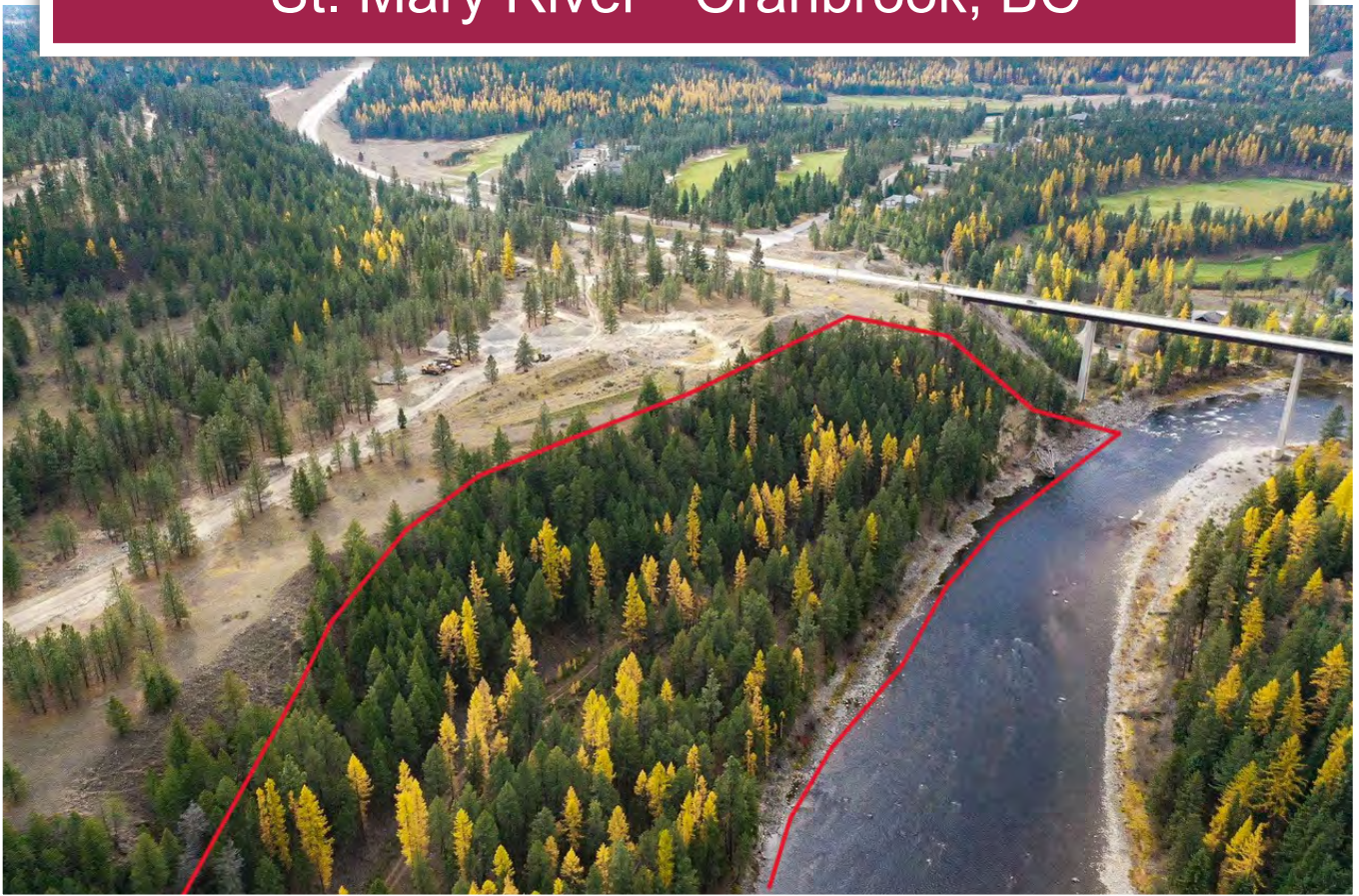




Riverside Development Site
St. Mary River - Cranbrook, BC



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Riverside Development Site

St. Mary River - Cranbrook, BC

PROPERTY DETAILS

Listing Number:	24285
Price:	\$799,000
Taxes (2024):	\$2,340.79
Size:	7 acres

DESCRIPTION

This exceptional 7-acre parcel presents a unique opportunity to develop a distinctive residential community in one of British Columbia's most sought-after locations. Tucked along the legendary St. Mary River, this property embodies the rustic charm that defines the region. With its crystal-clear waters, gentle rapids, and a world-class reputation for fly fishing, the St. Mary River is a cherished destination for nature lovers, anglers, and outdoor enthusiasts who have flocked to its banks for generations.

This property is adjacent to the final phase of the prestigious "Estates at Shadow Mountain" development, a master-planned community that seamlessly blends upscale living with the natural environment. The surrounding terrain offers a harmonious blend of gentle plateaus, lush riverbanks, and striking views, creating a canvas for thoughtfully designed homes that will appeal to discerning buyers seeking tranquility and beauty.

Infrastructure development is progressing, with roads and essential services including city water and sewer. Once finalized, the property will be accessible via a scenic roadway that will wind

through future high-end acreage lots. This planned route has been carefully designed to compliment the gentle topography and showcase the dramatic riverfront peninsula, enhancing the overall appeal of the development. The thoughtful layout aims to create a sense of privacy and exclusivity, making this a truly exceptional offering.

LOCATION

6145 Parnaby Road - Cranbrook, BC

ACCESS

Contact Listing Agent.

AREA DATA

Located within the city limits of Cranbrook, the largest urban center in the East Kootenay's, this property is positioned in a thriving and strategically significant area. Historically known as the "Key City," Cranbrook has long served as a critical hub for the region's industries and continues to play a vital role today.

Cranbrook's infrastructure supports both traditional industries like forestry and transportation, while also fostering growth in tourism, small-scale manufacturing, and retail trade. The city has also seen expansion in healthcare services and education-related industries, further enhancing its role as a regional service center. Modern amenities like healthcare facilities, schools, and retail services make Cranbrook a desirable location for residents and businesses. The Canadian Rockies International Airport located just minutes away, makes accessibility for travel a breeze.

It also enhances opportunities for commerce and investment, reinforcing Cranbrook's importance as a gateway to the East Kootenay's.

RECREATION

This property is surrounded by exceptional four-season recreation opportunities that cater to every outdoor enthusiast. Golfers will find themselves in paradise with easy access to some of the finest courses in the province. Just a short golf cart drive away from the property, Shadow Mountain Golf Course is an incredible 18-hole championship-style golf course that offers dramatic elevations, pristine fairways surrounded by lush pine forests, and spectacular mountain views. Located 15 minutes north of downtown Cranbrook, St. Eugene Golf Course not only provides championship-level play but also features a full-service resort and casino, making it a premier destination for relaxation and entertainment. Completing the trifecta, Wildstone Golf Course, Canada's first Gary Player-designed course, is celebrated for its innovative design and breathtaking landscape.

When winter sets in, the area transforms into a snow sports wonderland. Kimberley Alpine Resort is just a short drive away, with Fernie, and Whitewater Ski Resorts also within easy reach. From groomed slopes to backcountry skiing, snowmobiling and snowshoeing, there is endless opportunity for winter adventure!

The area is filled with unique destinations like White Swan Provincial Park, home of the legendary Lussier Hot Springs, where you can relax in natural mineral filled pools surrounded by stunning views of mountain tops and glaciers. Nearby, Wasa Lake and Premier Lake Provincial Parks offer hiking, fishing and camping. For history buffs, Fort Steele Heritage Town brings the past to life with its rich stories and preserved traditions. Whether you're exploring the outdoors or visiting local attractions, the East Kootenays deliver endless possibilities for recreation.



MAP REFERENCE

49°35'0.64"N 115°47'42.13"W

SERVICES

All services expected to be completed in July.

IMPROVEMENTS

Bare land only.

ZONING

CD-3 Shadow Mountain Comprehensive Development Zone.

Multi Family Development District

- Townhouse
- Apartment
- Cluster Development
- Park
- Private Utility Use

Potential to re-zone for single family acreage use.

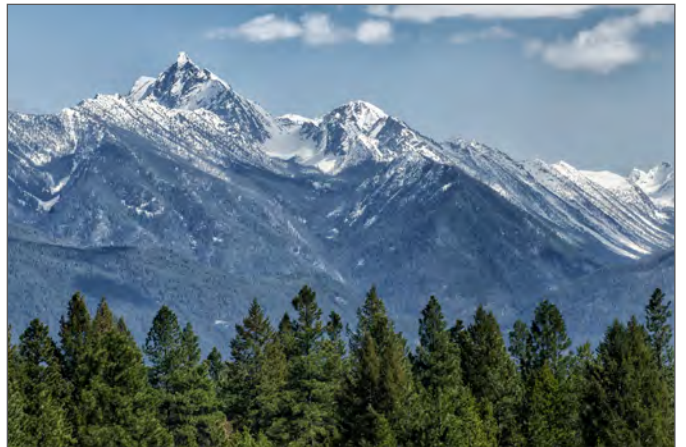
LEGAL

LOT 3 DISTRICT LOT 9877 KOOTENAY DISTRICT
PLAN EPP4920 - PID 028-249-143



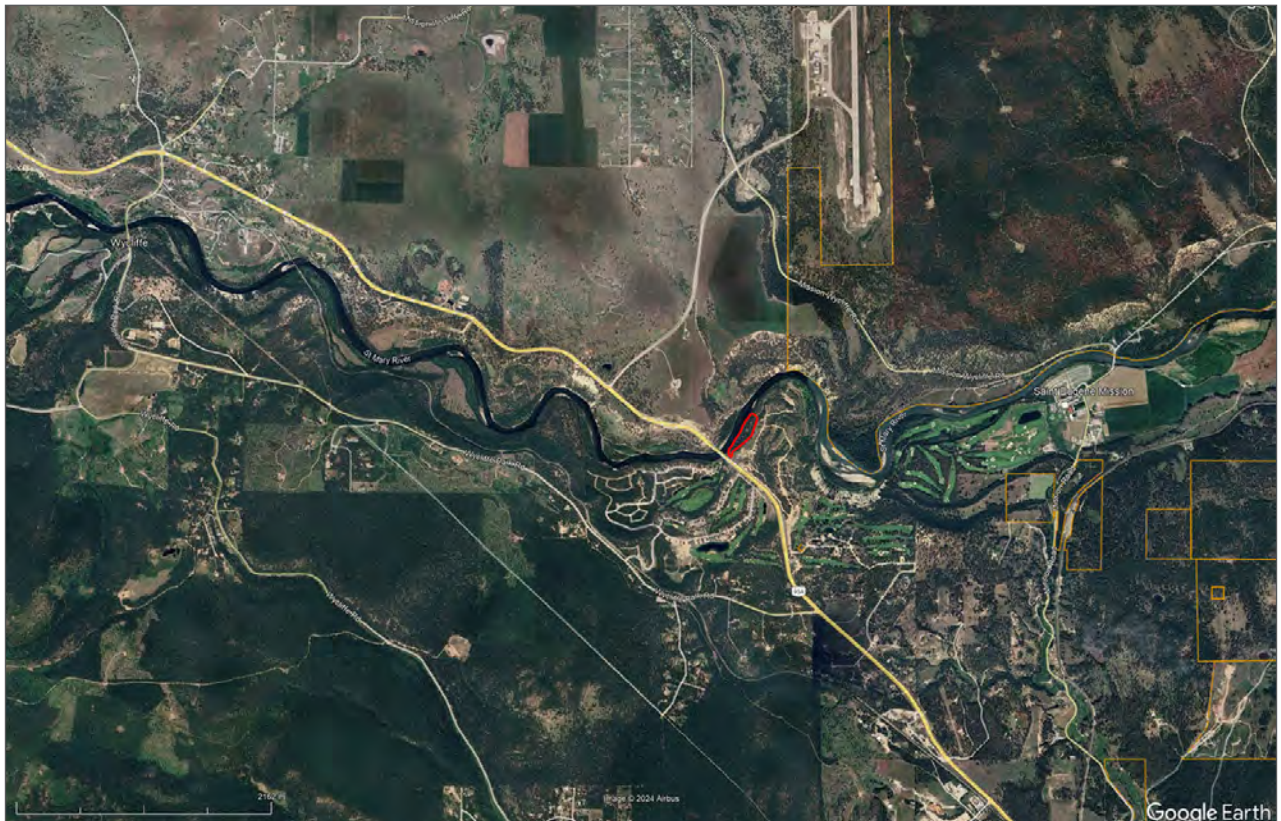
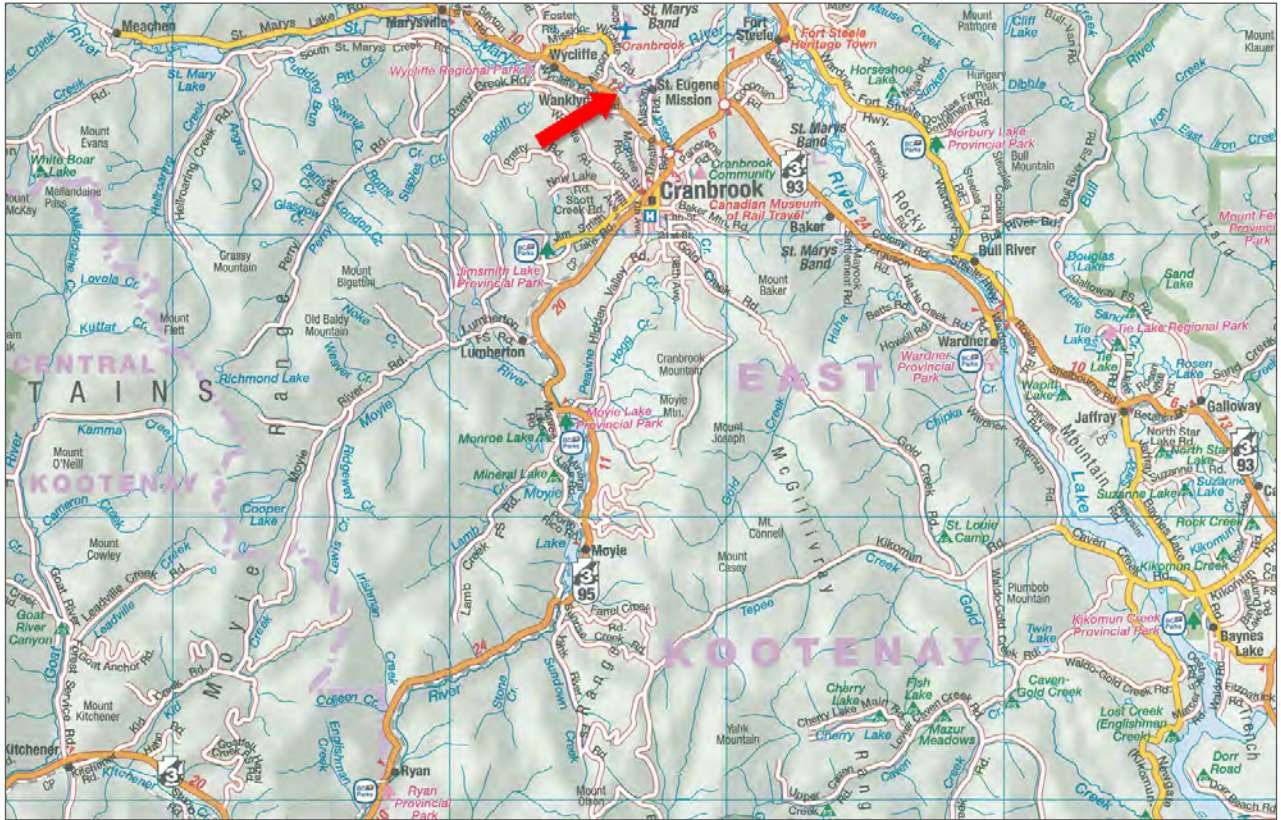


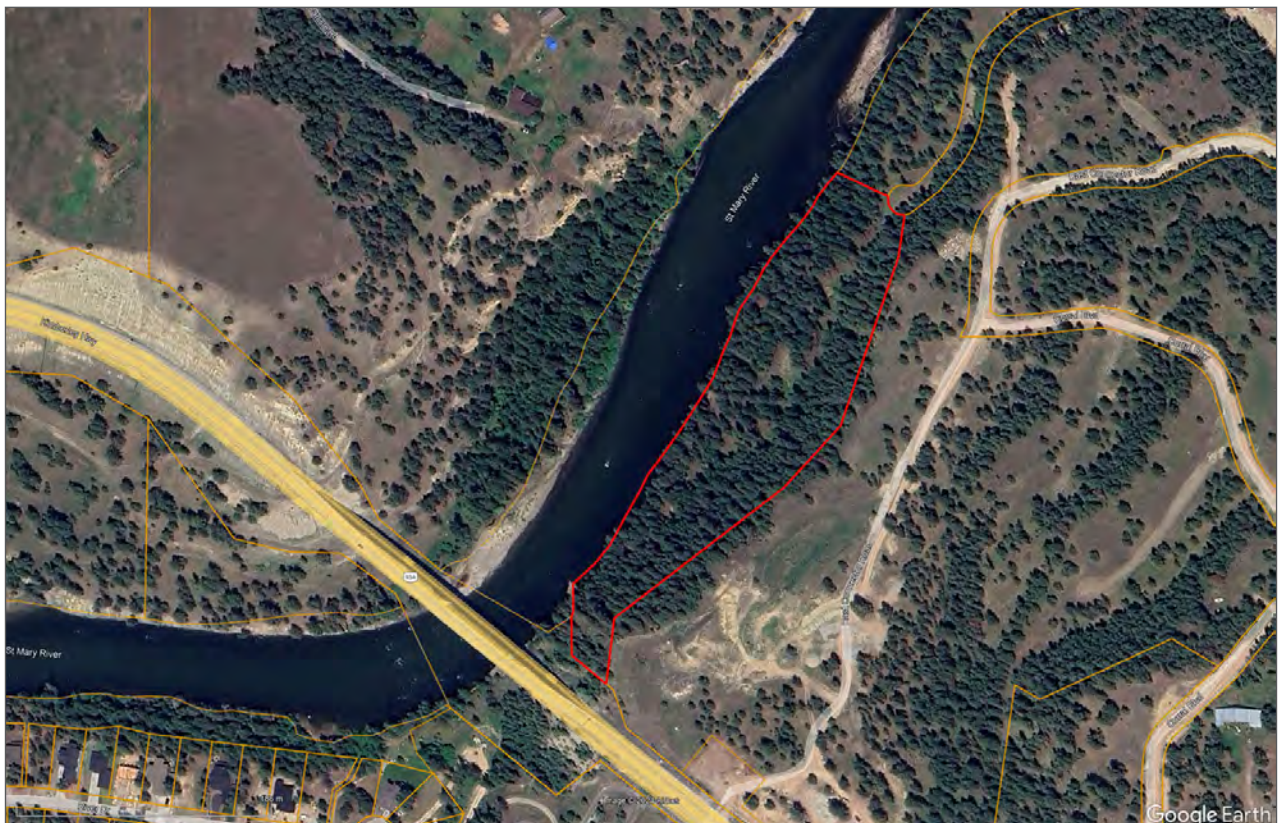


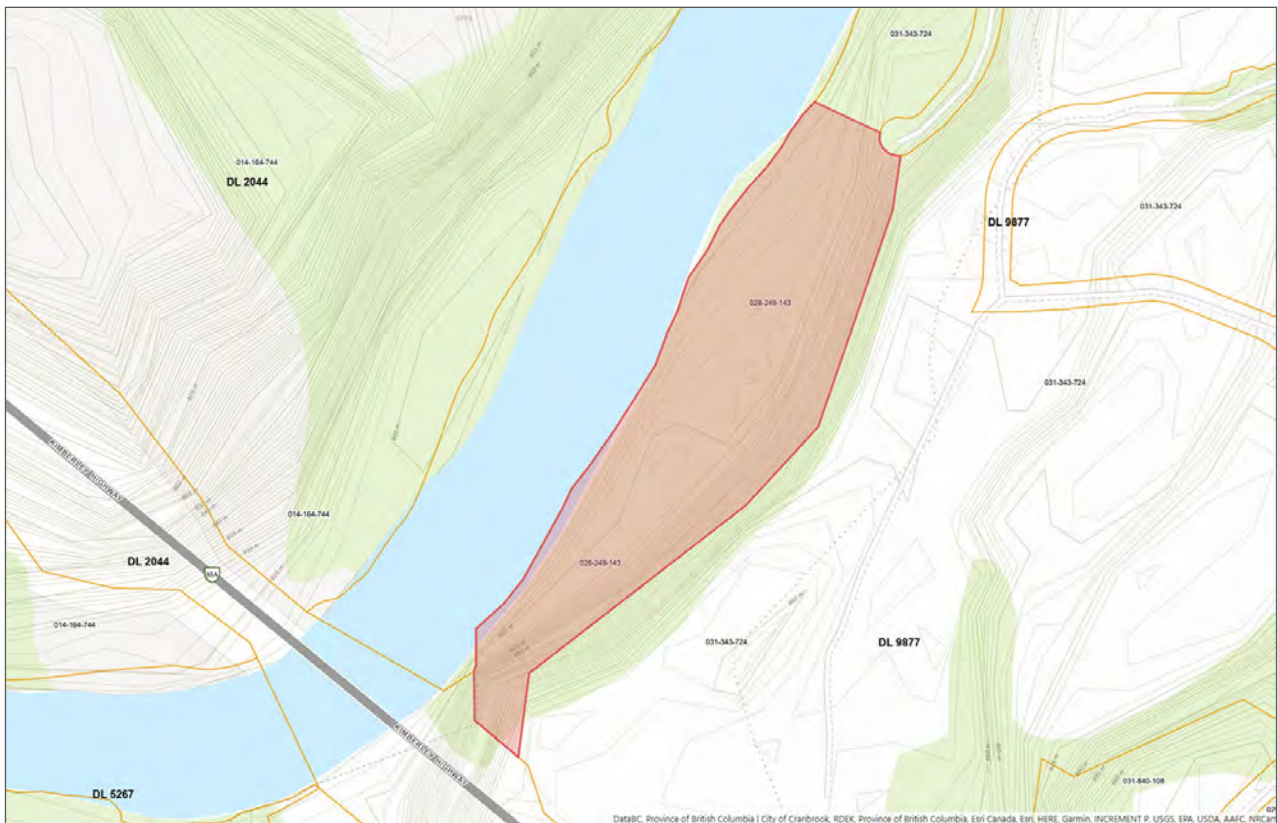














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