



Acreage and Riverfront Lots

St. Mary River - Cranbrook, BC



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PROPERTY DETAILS

Listing Number:	25064
Price:	\$285,000 (Lot A9)
Taxes:	TBD - new subdivision
Size:	1.92 acres (Lot A9)

DESCRIPTION

Just under 2 acres of flat, usable land at the end of the cul-de-sac. Lot 9 has greenspace adjacent to the north, providing a natural buffer and giving it a more private feel. It's a great building site, with a generous 0.97-acre building area. Planned terrain work will reduce highway noise and create added separation. This property allows for one detached home plus a self-contained secondary suite, either within the main home or in a separate structure. Home-based businesses and residential offices are also permitted, making this a flexible option for those looking for a more tucked-away setting within the community.

The Estates at Shadow Mountain Community

There are 24 acreage lots in in Phase 1 of the highly anticipated Shadow Mountain Estates, a master planned community overlooking the St. Mary River just minutes from central Cranbrook. Ranging from 0.77 to 6.43 acres, these fully serviced parcels offer options from gently elevated view lots to exclusive riverfront retreats.

Each lot is carefully positioned across a three-tiered plateau to maximize privacy, mountain views, and

connection to nature. The community includes shared riverfront greenspace, ideal for fly-fishing, relaxing, or soaking in the beauty of the East Kootenays.

These properties offer a rare opportunity to secure land in one of BC's most exciting new recreational-lifestyle communities. All lots come with paved road access, underground power, natural gas, and municipal water and sewer—ready for your vision to come to life.

Located just 7 minutes from the Canadian Rockies International Airport, and right next to world class golf, ski hills, hiking, biking and fishing. Shadow Mountain Estates blends natural beauty, convenience, and long-term value.

DIRECTIONS

This community is located on the north side of Highway 95A, adjacent to the McPhee Bridge that crosses the St. Mary River.

AREA DATA

Shadow Mountain Estates is located within the city limits of Cranbrook, the largest urban centre in the East Kootenay region of British Columbia. Cranbrook is home to the East Kootenay Regional Hospital, regional school districts, government services, and a broad range of shopping, dining, and commercial amenities. The city supports a growing population with a strong economy rooted in healthcare, education, transportation, resource industries, and tourism.

RECREATION

Shadow Mountain Estates is perfectly situated for year-round recreation for all ages and lifestyles. Enjoy world-class fly fishing or peaceful river walks, just steps from home. The acclaimed Shadow Mountain Golf Course just a jaunt across the road. In total there are seven golf courses within a 30-minute drive, great for both casual and serious players.

Families and retirees will appreciate the area's walking trails, bike paths, and gentle outdoor spaces, including the North Star Rails to Trails system connecting Cranbrook to Kimberley. In winter, residents are just 25 minutes from Kimberley Alpine Resort for skiing and snowboarding. The surrounding region is a hub for snowmobiling, cross-country skiing, and ice fishing, with trail networks and backcountry zones spread throughout the valley.

Hunting opportunities are abundant throughout the East Kootenays, with nearby access to Crown land and game-rich areas supporting deer, elk, moose, and many other species.

Beyond outdoor recreation, Cranbrook offers a vibrant cultural scene with galleries, theaters, local festivals, and community events—making it easy to enjoy both the serenity of nature and the connection of a welcoming, active community.

HISTORY

Cranbrook and the surrounding East Kootenay region have a rich and layered history shaped by Indigenous heritage, early settlement, and natural resource industries. The land around the St. Mary River, where Shadow Mountain Estates is located, has long been part of the traditional territory of the Ktunaxa Nation.

In the late 1800s, Cranbrook emerged as a key transportation hub with the expansion of the Canadian Pacific Railway, which fueled population growth and opened the region to commerce, forestry, and mining. Over time, Cranbrook evolved into the largest city in the East Kootenays, serving as the economic and service center for the surrounding communities.

The St. Mary River area has remained relatively undeveloped, appreciated for its natural beauty, fly-fishing, and wildlife habitat. Its riverbanks and plateaus are now being thoughtfully integrated into residential communities like Shadow Mountain Estates, which aim to preserve the natural landscape while offering modern amenities and access to four-season recreation.

MAP REFERENCE

49°34'49.03"N and 115°47'35.61"W

INVESTMENT FEATURES

Now available at pre-construction pricing for a limited time. Offering early buyers' exceptional value in one of the East Kootenays most promising new communities.

SERVICES

All services including city water and sewer are expected to be completed in July 2025.

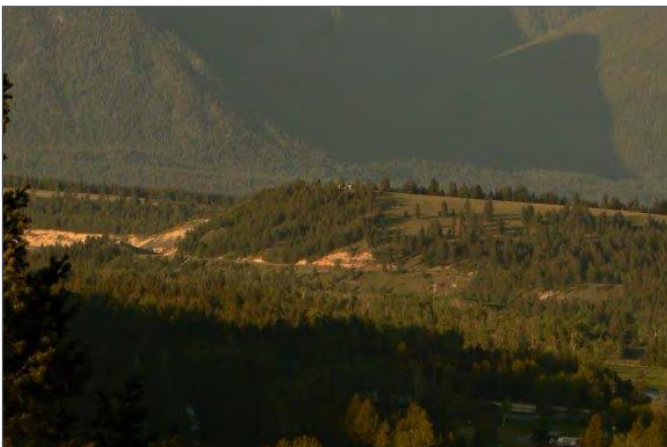
ZONING

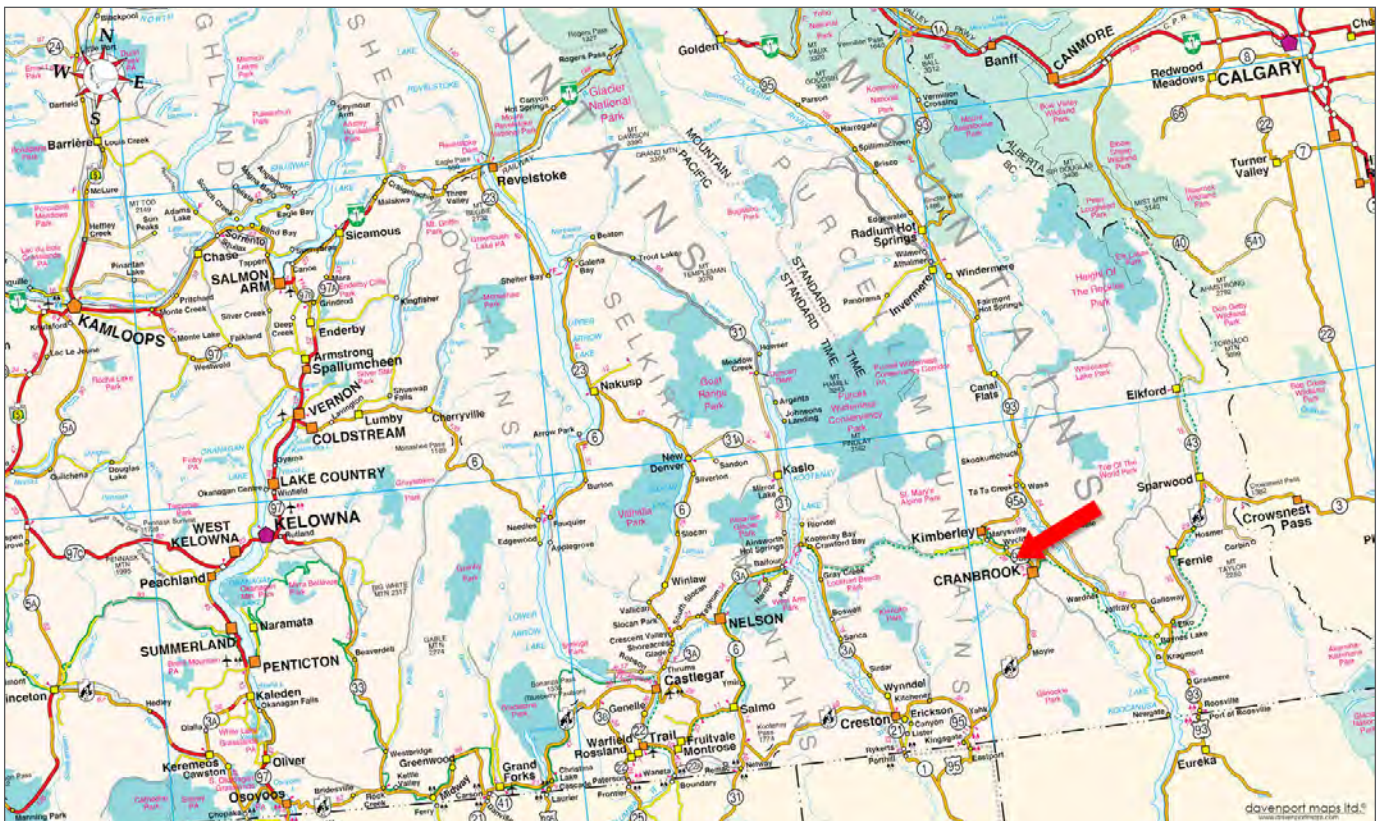
CD-3, Shadow Mountain Comprehensive Development Zone

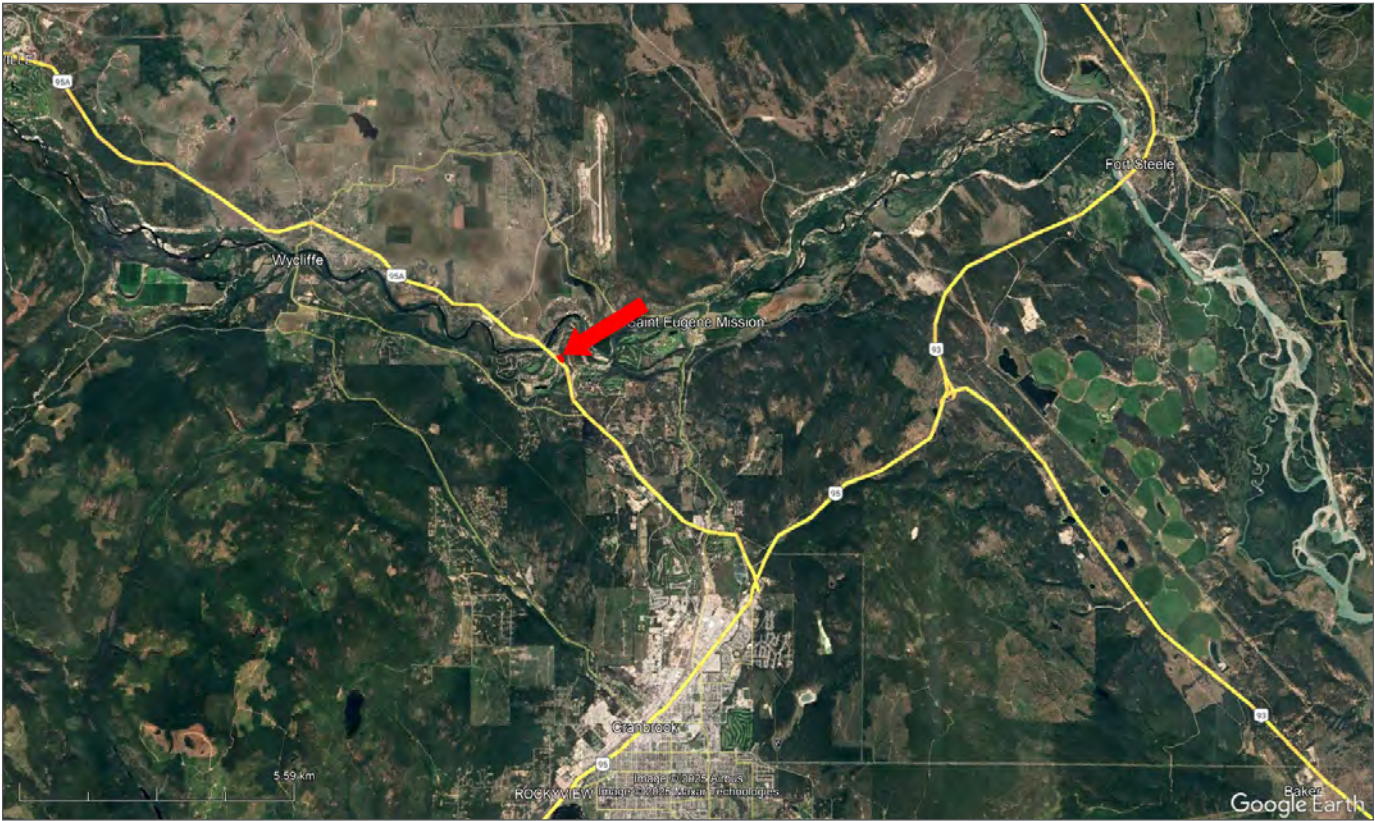
LEGAL

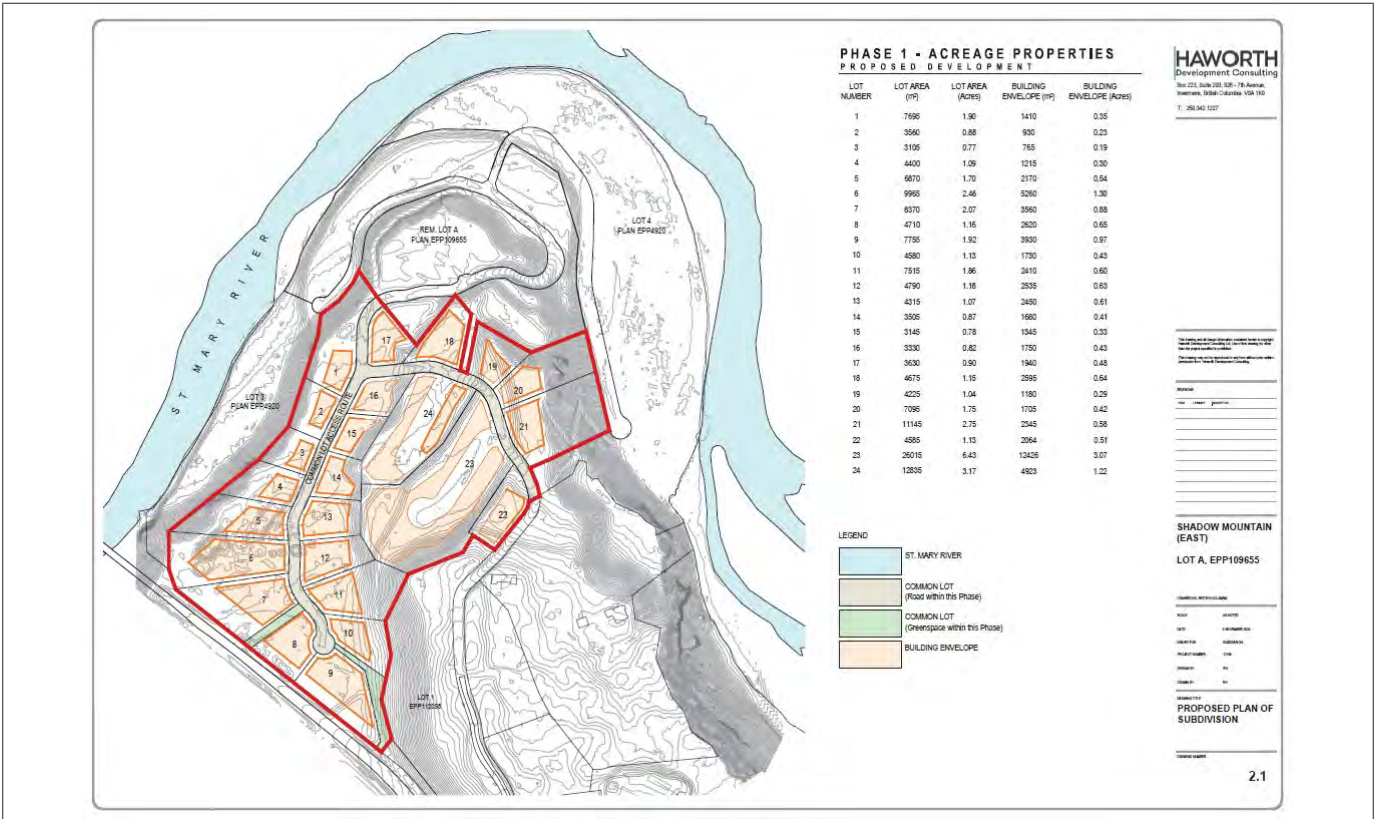
TBD - title is expected to be raised June/July 2025.

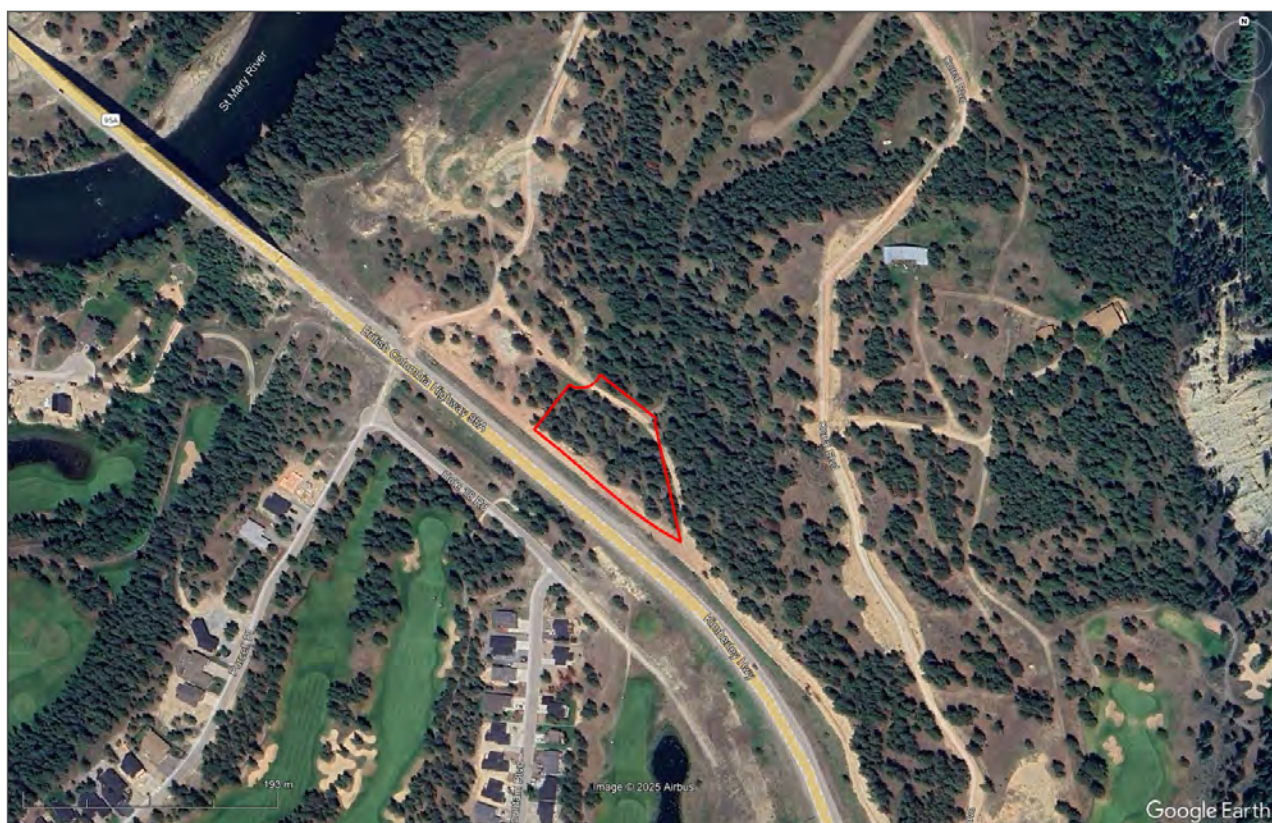




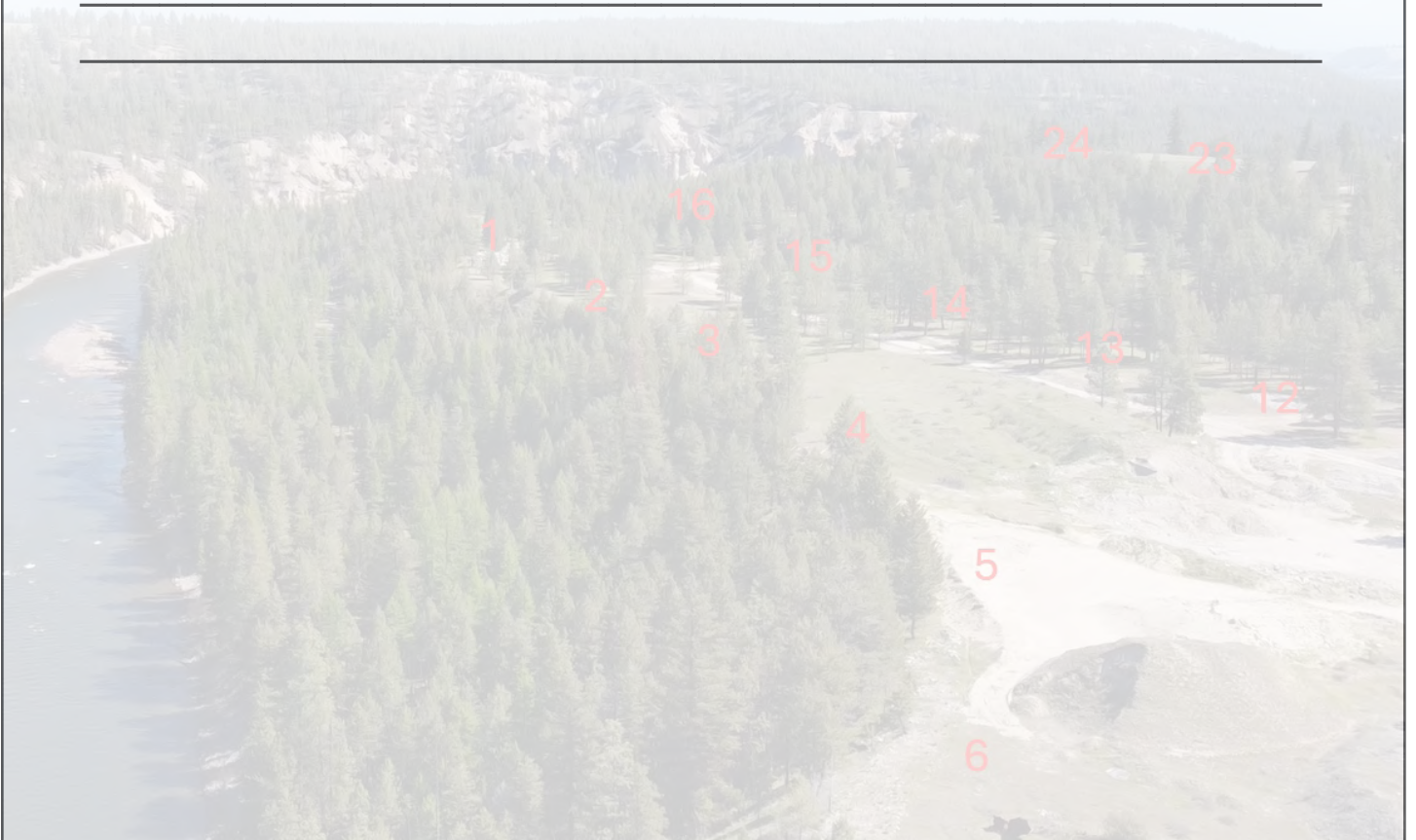








Notes





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