

# **\$1,199,000 - 6674 Wardner-kikomun Road Unit# 30, Wardner**

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MLS® #10348773

**\$1,199,000**

3 Bedroom, 3.00 Bathroom, 2,700 sqft  
Single Family on 0.98 Acres

KOOCANUSA RANCH, Wardner, British Columbia

Tucked away in the trees of the exclusive Koocanusa Ranch community, this charming 2,700 sq ft cottage offers the perfect blend of luxury, comfort, and rustic elegance—all just 20 minutes from Cranbrook. Boasting 3 spacious bedrooms and 3 beautifully finished bathrooms, this custom-designed home features soaring vaulted ceilings and dramatic floor-to-ceiling windows that frame breathtaking views of Lake Koocanusa. The interior is warm and inviting, with rich hardwood flooring, a cozy cultured stone fireplace, and timeless log accents that add character throughout. On the main level, the gourmet kitchen is a showstopper with gleaming granite countertops, stainless steel appliances, and thoughtful details that make entertaining a breeze. You'll love the functional layout—complete with a bedroom, full bathroom, main floor laundry, and a convenient mudroom entry at the rear. Upstairs, a peaceful loft offers the ideal reading nook or relaxation space, leading to a stunning primary retreat complete with a spa-like 4-piece ensuite. Downstairs, the fully finished lower level is a cozy and versatile escape, featuring a generous bedroom, full bathroom, spacious family room, den, and bonus room—ready for your hobbies, guests, or home office needs. A detached double garage provides ample storage for recreational



gear and vehicles, while heated tile floors in the bathrooms add an extra touch of comfort. All appliances are included, and furniture is negotiable and the freshly painted exterior of home makes this a truly turn-key opportunity Set within a secure, gated enclave with only around 30 homes, Koocanusa Ranch offers shared lake access, world class views and lifestyle . Whether you're heading out on the water, exploring nearby crown land, or simply enjoying the peace and privacy of your surroundings by the fire, this location is second to noneâ€”only 4 hours from Calgary and just an hour from the U.S. border. (id:6289)

Built in 2006

### Essential Information

Listing #	10348773
Price	\$1,199,000
Bedrooms	3
Bathrooms	3.00
Square Footage	2,700
Acres	0.98
Year Built	2006
Type	Single Family
Sub-Type	Strata
Style	Other

### Community Information

Address	6674 Wardner-kikomun Road Unit# 30
Subdivision	KOOCANUSA RANCH
City	Wardner
Province	British Columbia
Postal Code	V0B2J0

### Amenities

Amenities	Recreation
Features	Balcony
Parking Spaces	1

Parking	Detached Garage
# of Garages	1
View	Mountain view, View of water, View (panoramic)

### Interior

Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	2

### Exterior

Roof	Metal
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### Additional Information

Zoning	See Remarks
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### Listing Details

Listing Office	eXp Realty
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