

4-1444 Granite Drive



Major Area	Kootenay	Status	Active
Minor Area	GO - Golden	Possession	
City	Golden	Title Tier 1	Freehold
Type	Residential	Title Tier 2	Strata
Sub Type	Townhouse	Price	\$399,900.00
Style		Orig. Price	\$399,900.00
Taxes	\$0 (2025)	Sale Price	
MLS@	10383389	Date Listed	Apr 14/26
Year Built	2026	Date Sold	
Zoning	R4	Status Chg.	
Postal Code	V0A 1H0	DOM	14
Strata/Assoc	Yes / No		

INTERIOR

Bedrooms	1	Beds Property	1	Beds Main Bldg	1	Beds Suite	
Bathrooms	1	Baths Property	1	Baths Main Bldg	1	Baths Suite	
Fin. Sqft	725	Beds Aux Bldg		Shop/Den	No / No		
Above Grade	725.0	Baths Aux Bldg		Ceiling Height		Levels	1
Below Grade		Fireplace		Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces		Basement			
Suites	No	Suites Legal		Suite Potential			
Flooring				Windows			
Laundry	In Unit			Accessibility			
Appliances							
Interior Features							

ROOMS (Total: 725 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area			725			
Kitchen			9' 5" x 14' 1"			
Living Room			9' 5" x 14' 1"			
Primary Bedroom			9' 5" x 14'			
Bathroom - Full			x			

BUILDING

Storeys	2	Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	Bowmint Construction Inc.
Roof		Foundation	
Ceiling Height		Building Area	
Construction			
Building Feet			
Pool	No - None		
Security			

SERVICES

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

EXTERIOR

Lot Sqft		Lot Acres		Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces		Parking Total	1	Carport Spaces	
Garage Dimensions				Directions			
Parking Features	On Street, Open			View	Mountain(s)		
Exterior Features				Patio/Porch			
Waterfront	No			Other Structures			
Exterior Construction							
Lot Features							

STRATA/ASSOCIATION

Complex Name	Timber Ridge Townhomes	Fees	\$129.14	Fee Frequency	Monthly
Rentals		Pets	Number Limit	Age Restr.	
S/T Rentals		Bylaws Avail	Yes	Storage Locker	No
Fee Includes	Contingency Reserve, Insurance, Management				
Amenities					
Restrictions		Restriction Notes	2 pets allowed		

LEGAL/TITLE

Indigenous Lands	No	Irrigation Water Rights		Srv Cert Avail		Contract Assig	No
Parcel Number	032-783-809	Additional Parcels YN	No	# Of Titles		Spf Imprv Area	
Additional Parcels Description				Fract Interest	No		
Disclosures				Improvements			
Trade Descr				Levies			
Zoning Desc.				Non Fin Encum			
Legal Desc.	STRATA LOT 9 SECTION 13 TOWNSHIP 27 RANGE 22 WEST OF THE 5TH MERIDIAN KOOTENAY DISTRICT STRATA PLAN EPS10381 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V						

Welcome to Timber Ridge on Canyon Creek. Unit 4 is a well-designed basement-level home in this brand-new townhome development and is now ready to move in! This one-bedroom layout is efficient yet comfortable, with a smart use of space that feels open and inviting. You'll enjoy a ground-floor patio, perfect for easy outdoor access and a quiet spot to relax. Inside, the finishes include maple cabinetry, quartz countertops, and a modern, cohesive palette carried throughout the unit. Landscaping, exterior completion, and site work will follow as construction wraps up. A great opportunity to get into a new build at Timber Ridge. Reach out for floor plans and specs. GST is applicable - new GST rebates may be available to 1st time home buyers. Listed By: EXP REALTY

This listing information is provided to you by:

AMBER GRANTER PREC* - REALTOR® Salesperson
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EXP REALTY
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 902A 10th Ave S Golden, B.C V0A 1H2

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2-1444 Granite Drive		Status	Active
Major Area	Kootenay	Possession	
Minor Area	GO - Golden	Title Tier 1	Freehold
City	Golden	Title Tier 2	Strata
Type	Residential	Price	\$599,900.00
Sub Type	Townhouse	Orig. Price	\$599,900.00
Style		Sale Price	
Taxes	\$0 (2025)	Date Listed	Apr 13/26
MLS®	10383290	Date Sold	
Year Built	2026	Status Chg.	Apr 14/26
Zoning	R4	DOM	15
Postal Code	V0A 1H0		
Strata/Assoc	Yes / No		

INTERIOR			
Bedrooms	2	Beds Property	2
Bathrooms	3	Baths Property	3
Fin. Sqft	1,390	Beds Main Bldg	2
Above Grade	1390.0	Baths Main Bldg	3
Below Grade		Shop/Den	No / Yes
Unfinished Area		Ceiling Height	
Suites	No	Year Subst Reno	
Flooring		Basement	
Laundry	In Unit	Suite Potential	
Appliances		Windows	
Interior Features		Accessibility	

ROOMS (Total: 1,390 sqft)					BUILDING																					
	Bsmt	Lower	1st	2nd	3rd	4th																				
Total Area			705	685																						
Bathroom - Half				x																						
Kitchen				11' 4" x 10' 2"																						
Living Room				19' x 14'																						
Den				11' 8" x 8' 5"																						
Ensuite - Full			x																							
Bedroom			10' 8" x 10'																							
Primary Bedroom			11' 8" x 10'																							
Bathroom - Full				x																						
<table border="1"> <tr> <th colspan="2">SERVICES</th> </tr> <tr> <td>Heating</td> <td>Electric, Forced Air</td> </tr> <tr> <td>Water</td> <td>Municipal</td> </tr> <tr> <td>Utilities</td> <td></td> </tr> <tr> <td>Electric</td> <td></td> </tr> <tr> <td>Other Equip</td> <td></td> </tr> <tr> <td>Cooling</td> <td>None</td> </tr> <tr> <td>Sewer</td> <td>Public Sewer</td> </tr> <tr> <td>Drainage</td> <td></td> </tr> <tr> <td>Property Access</td> <td></td> </tr> </table>							SERVICES		Heating	Electric, Forced Air	Water	Municipal	Utilities		Electric		Other Equip		Cooling	None	Sewer	Public Sewer	Drainage		Property Access	
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Cooling	None																									
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Property Access																										

EXTERIOR			
Lot Sqft		Lot Acres	
Secure Spaces		Garage Spaces	
Garage Dimensions		Lot Dimensions	
Parking Features	On Street, Open	Parking Total	1
Exterior Features		Directions	
Waterfront	No	View	Mountain(s)
Exterior Construction		Patio/Porch	
Lot Features		Other Structures	

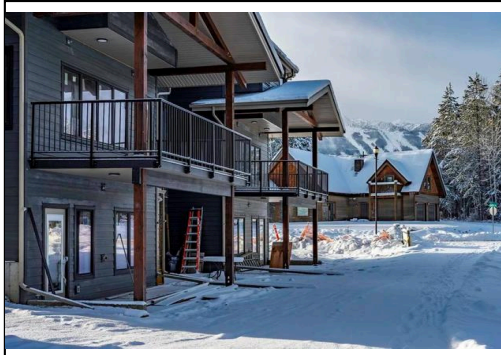
STRATA/ASSOCIATION			
Complex Name	Timber Ridge Townhomes	Fees	\$262.26
Rentals		Pets	Number Limit
S/T Rentals		Bylaws Avail	Yes
Fee Includes		Fee Frequency	Monthly
Amenities		Age Restr.	
Restrictions		Storage Locker	No
		Restriction Notes	2 pets

LEGAL/TITLE			
Indigenous Lands	No	Irrigation Water Rights	
Parcel Number	032-783-787	Additional Parcels YN	No
Additional Parcels Description		Srv Cert Avail	
Disclosures		# Of Titles	
Trade Descr		Fract Interest	No
Zoning Desc.		Improvements	
Legal Desc.		Levies	
		Non Fin Encum	
STRATA LOT 7 SECTION 13 TOWNSHIP 27 RANGE 22 WEST OF THE 5TH MERIDIAN KOOTENAY DISTRICT STRATA PLAN EPS10381 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V			

Welcome to Timber Ridge on Canyon Creek. Unit 2 is a stylish inside unit in this brand-new townhome development, currently under construction with occupancy to follow. This layout features two bedrooms plus a den, making it a great fit for full-time living, weekend stays, or a flexible work-from-home setup. You'll love the upper and lower decks, perfect for taking in the mountain air, with dedicated outdoor storage for all your gear. Inside, the home offers a modern design with maple cabinetry, quartz countertops, and clean, durable finishes throughout. Landscaping, exterior completion, and final site work will follow as construction progresses. Kitchen appliances are included. A fresh, low-maintenance option in a growing neighbourhood. Reach out for plans and specs - now ready for occupancy. Some photos are virtually staged. GST applicable - new GST rebates may be available to 1st time home buyers. Listed By: EXP REALTY

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3-1444 Granite Drive		Status	Active
Major Area	Kootenay	Possession	
Minor Area	GO - Golden	Title Tier 1	Freehold
City	Golden	Title Tier 2	Strata
Type	Residential	Price	\$799,000.00
Sub Type	Townhouse	Orig. Price	\$799,000.00
Style		Sale Price	
Taxes	\$0 (2025)	Date Listed	Apr 14/26
MLS@	10383468	Date Sold	
Year Built	2026	Status Chg.	
Zoning	R4	DOM	14
Postal Code	VOA 1H0		
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	1,598	Beds Aux Bldg		Shop/Den	No / No		
Above Grade	1598.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade		Fireplace		Year Subst Reno		Prop Condition	
Unfinished Area	587	Fireplaces		Basement	Full, Walk-Out Access		
Suites	No	Suites Legal		Suite Potential			
Flooring				Windows			
Laundry	In Unit			Accessibility			
Appliances							
Interior Features							

ROOMS (Total: 1,598 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area			746	852		
Bathroom - Half			x			
Kitchen			8' 6" x 14'			
Dining Room			8' 8" x 10' 8"			
Living Room			19' x 12' 3"			
Bedroom				11' 5" x 9' 11"		
Bedroom				10' 8" x 9' 11"		
Bathroom - Full				x		
Primary Bedroom				15' x 11' 3"		
Ensuite - Full				x		

BUILDING

Storeys	2	Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	Bowmint Construction Inc.
Roof		Foundation	
Ceiling Height		Building Area	
Construction			
Building Feat			
Pool	No - None		
Security			

SERVICES

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

EXTERIOR

Lot Sqft		Lot Acres		Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces	1.0	Parking Total	2	Carport Spaces	
Garage Dimensions	23'6x14'6x10			Directions			
Parking Features	Garage - Attached, On Street, Open			View	Mountain(s)		
Exterior Features				Patio/Porch			
Waterfront	No			Other Structures			
Exterior Construction							
Lot Features							

STRATA/ASSOCIATION

Complex Name	Timber Ridge Townhomes	Fees	\$411.26	Fee Frequency	Monthly
Rentals		Pets	Number Limit	Age Restr.	
S/T Rentals		Bylaws Avail	Yes	Storage Locker	No
Fee Includes	Contingency Reserve, Insurance, Management, Trash				
Amenities					
Restrictions		Restriction Notes	2 pets allowed		

LEGAL/TITLE

Indigenous Lands	No	Irrigation Water Rights		Srv Cert Avail		Contract Assig	No
Parcel Number	032-783-795	Additional Parcels YN	No	# Of Titles		Spcl Imprv Area	
Additional Parcels Description				Fract Interest	No		
Disclosures				Improvements			
Trade Descr				Levies			
Zoning Desc.				Non Fin Encum			
Legal Desc.	STRATA LOT 8 SECTION 13 TOWNSHIP 27 RANGE 22 WEST OF THE 5TH MERIDIAN KOOTENAY DISTRICT STRATA PLAN EPS10381 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V						

Welcome to Timber Ridge on Canyon Creek. Unit 3 sits on the opposite end of the development and mirrors the impressive layout of Unit 1, with a walk-out lower level that brings in plenty of natural light and easy access to the outdoors. This level will remain unfinished, giving you the freedom to create a future rec space, guest area, or storage exactly the way you want. The main living areas feature a modern design with maple cabinetry, quartz countertops, and a clean, cohesive finishing palette. Durable exterior materials and subtle post-and-beam accents complete the mountain-inspired look. Construction is well underway, with occupancy to follow. Landscaping, concrete pads, paving, and remaining exterior details will be completed as the project wraps up. A flexible, low-maintenance new build in a growing neighbourhood. Reach out for floor plans and full specs. GST applicable - new GST rebates may be available to 1st time home buyers. Listed By: EXP REALTY

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1-1444 Granite Drive		Status	Active
Major Area	Kootenay	Possession	
Minor Area	GO - Golden	Title Tier 1	Freehold
City	Golden	Title Tier 2	Strata
Type	Residential	Price	\$899,000.00
Sub Type	Townhouse	Orig. Price	\$899,000.00
Style		Sale Price	
Taxes	\$0 (2025)	Date Listed	Apr 13/26
MLS@	10383173	Date Sold	
Year Built	2026	Status Chg.	Apr 13/26
Zoning	R4	DOM	16
Postal Code	VOA 1H0		
Strata/Assoc	Yes / No		

INTERIOR

Bedrooms	4	Beds Property	4	Beds Main Bldg	4	Beds Suite	
Bathrooms	3	Baths Property	3	Baths Main Bldg	3	Baths Suite	
Fin. Sqft	2,175	Beds Aux Bldg		Shop/Den	No / No		
Above Grade	1588.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade	587.0	Fireplace		Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces		Basement	Finished, Full, Walk-Out Access		
Suites	No	Suites Legal		Suite Potential			
Flooring				Windows			
Laundry	In Unit			Accessibility			
Appliances							
Interior Features							

ROOMS (Total: 2,175 sqft)

	Bsmt	Lower	1st	2nd	3rd/4th
Total Area	587.0		736	852	
Dining Room			8' 8" x 10' 9"		
Bathroom - Half			x		
Kitchen			8' 6" x 14'		
Living Room			19' x 12' 3"		
Mud Room	8' 9" x 13' 7"				
Family Room	14' 7" x 12' 7"				
Bedroom	9' 4" x 10' 9"			11' 5" x 9' 8"	
Bathroom - Full	x			x	
Bedroom				11' 5" x 9' 10"	
Primary Bedroom				15' x 11' 3"	

BUILDING

Storeys	2	Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	Bowmint Construction Inc.
Roof		Foundation	
Ceiling Height		Building Area	
Construction			
Building Feat			
Pool	No - None		
Security			

SERVICES

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

EXTERIOR

Lot Sqft		Lot Acres		Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces	1.0	Parking Total	2	Carport Spaces	
Garage Dimensions	23'6x14'6x10			Directions			
Parking Features	Garage - Attached, On Street, Open			View	Mountain(s)		
Exterior Features				Patio/Porch			
Waterfront	No			Other Structures			
Exterior Construction							
Lot Features							

STRATA/ASSOCIATION

Complex Name	Timber Ridge Townhomes	Fees	\$403.32	Fee Frequency	Monthly
Rentals	Yes	Pets	Number Limit, With Restrictions	Age Restr.	
S/T Rentals		Bylaws Avail	Yes	Storage Locker	No
Fee Includes	Contingency Reserve, Insurance, Management, Snow Removal, Trash				
Amenities		Restriction Notes	2 pets allowed		
Restrictions					

LEGAL/TITLE

Indigenous Lands	No	Irrigation Water Rights		Srv Cert Avail		Contract Assig	No
Parcel Number	032-783-779	Additional Parcels YN	No	# Of Titles		Spcl Imprv Area	
Additional Parcels Description				Fract Interest	No		
Disclosures				Improvements			
Trade Descr				Levies			
Zoning Desc.				Non Fin Encum			
Legal Desc.	STRATA LOT 6 SECTION 13 TOWNSHIP 27 RANGE 22 WEST OF THE 5TH MERIDIAN KOOTENAY DISTRICT STRATA PLAN EPS10381 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V						

Welcome to Timber Ridge on Canyon Creek. Unit 1 is a standout in this brand-new townhome development, now with occupancy - ready to move in! This unit offers an attached garage plus a finished basement with its own street-level entry and wet bar... a rare layout that gives you flexible space for guests, work, or recreation. Inside, you'll find a modern design with maple cabinetry, quartz countertops, and a fresh, cohesive finishing palette. Durable exterior materials and subtle post-and-beam details complete the mountain-inspired look. Some photos are virtually staged. Landscaping, concrete pads, paving, and remaining exterior elements will be completed as construction wraps up. Kitchen appliances are included. If you've been waiting for a low-maintenance new build in a growing neighbourhood, Unit 1 is worth a closer look. Reach out for floor plans and full specs. GST is applicable - new GST rebates may be available to 1st time home buyers. Listed By: EXP REALTY

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