

# **\$3,595,000 - 2322 Highway 3, Rural Pincher Creek No. 9, M.D. of**

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MLS® #A2180679

**\$3,595,000**

7 Bedroom, 9.00 Bathroom, 7,550 sqft  
Residential on 140.85 Acres

NONE, Rural Pincher Creek No. 9, M.D. of, Alberta

WELCOME TO WEE MOUNTAIN ESTATE! A ONCE IN A LIFE TIME OPPORTUNITY to own a SPECTACULAR LIFESTYLE ESTATE NESTLED on a HILLTOP in LUNDBRECK, ALBERTA. OVER 8886 sq ft of TOTAL DEVELOPED LIVING SPACE on 140.85 ACRES of PRIVATE LUSH LAND, that includes a MAIN HOUSE, a GUEST house, GARAGE parking for 8 (ENCLOSED) + PANORAMIC views from every angle. Enter through an EXQUISITE BRICK + IRON gate to where LUXURY meets HOME! As soon as you drive up the GATED PRIVATE driveway the story BEGINS. 7 Bedrooms TOTAL (POTENTIAL for MORE) stretching thru-out the MAIN house + GUEST house w/ENDLESS FEATURES casting over the entire property. MAIN house features a FORMAL TILED ENTRY LEADING into an OPEN CONCEPT style FLOOR plan like NO other. Extensive GREAT room where the VIEWS from EVERY angle last for days. ENTERTAIN in a FORMAL DINING SPACE set up for 18, multiple CONVERSATION areas + WRAP around DECK gives you PANORAMIC VIEWS from EAST to WEST. The CHEFS kitchen built w/HIGH END stainless steel APPLIANCES, STONE counters + two toned CABINETRY is sure to IMPRESS. An OWNER's suite is tucked AWAY + will truly CAPTIVATE one w/a SKY view Jetted SOAKER tub



w/MOUNTAINOUS views to take the stress of the day away as well with a SEPARATE ensuite + WALK IN closet. The 2nd LEVEL has 3 MORE LUXURIOUS bedrooms & a COZY den PERFECT for an OFFICE. The Lower level has a FULL BAR, BUILT-IN Wine rack, LOADS of SPACE for FAMILY + GUESTS to retreat. Did we mention a CUSTOM SAUNA. The 2 STOREY GUEST house w/its OWN oversized GARAGE FEATURES 2 more bedrooms, a formal dining space, a living room + a private office space. You COULDNÂ€™T build a PROPERTY like this. IDEAL for an AIR BNB or Bed & Breakfast, or TAKE an opportunity to HOST a CORPORATE RETREAT. COMMANDING VIEWS of PINCHER CREEK, Oldman River Dam, MOUNTAINS + a CAPTIVATING SKYLINE. Enjoy hiking, world-class fly fishing, golf, mountain biking, cross country skiing, downhill skiing at Powder Keg, Castle Mountain (30 mins) & Fernie (45 mins) and 10 mins from Pincher Creek's full amenities. Book a showing today!

Built in 1980

### Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2180679                                  |
| Price          | \$3,595,000                               |
| Bedrooms       | 7                                         |
| Bathrooms      | 9.00                                      |
| Full Baths     | 6                                         |
| Half Baths     | 3                                         |
| Square Footage | 7,550                                     |
| Acres          | 140.85                                    |
| Year Built     | 1980                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

## Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 2322 Highway 3                     |
| Subdivision | NONE                               |
| City        | Rural Pincher Creek No. 9, M.D. of |
| County      | Pincher Creek No. 9, M.D. of       |
| Province    | Alberta                            |
| Postal Code | T0K 1H0                            |

## Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected |
| Parking Spaces | 15                                                                                              |
| Parking        | Double Garage Detached, Double Garage Attached, Parking Pad, Triple Garage Detached             |
| # of Garages   | 9                                                                                               |

## Interior

|                   |                                                                                                                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Stone Counters, Double Vanity, Pantry, Soaking Tub, Storage |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Bar Fridge, Range Hood, Water Softener                                                                                                                                                                       |
| Heating           | In Floor, Forced Air, Natural Gas, Electric                                                                                                                                                                                                                                                                      |
| Cooling           | None                                                                                                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                              |
| # of Fireplaces   | 3                                                                                                                                                                                                                                                                                                                |
| Fireplaces        | Gas, Basement, Bedroom, Brick Facing, Decorative, Family Room, Kitchen, Mantle, Wood Burning                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                              |
| Basement          | Finished, Full                                                                                                                                                                                                                                                                                                   |

## Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Garden, Rain Gutters                                                                                         |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Private, Treed, Front Yard, Lawn, Many Trees, No Neighbours Behind, Views |
| Roof              | Metal                                                                                                                          |
| Construction      | Wood Frame                                                                                                                     |

Foundation                Poured Concrete

**Additional Information**

Date Listed                March 15th, 2025  
Days on Market        38  
Zoning                      AG

**Listing Details**

Listing Office            RE/MAX House of Real Estate

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