

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

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 OWNERâ€™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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