

# \$1,375,000 - 1327 Twp Rd 8-4, Rural Pincher Creek No. 9, M.D. of

MLS® #A2206847

**\$1,375,000**

4 Bedroom, 5.00 Bathroom, 2,297 sqft  
Residential on 4.50 Acres

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

RIVER FRONT LUXURY HANDCRAFTED LOG HOME 4.5 acres of private, sheltered Oldman River frontage with breathtaking Rocky Mountain views. Craftsman designed and constructed custom log home with almost 4000 sq. ft. of developed space. The grand welcoming entry into this home opens into a vaulted great room and open plan kitchen/dining area. Every room has a view! This 4 bedroom, 4.5 bath home represents the ideal family or extended family home or retreat. Built in 2009 this home features complete comfort and privacy for the discerning buyer. Primary bedroom on main floor with balcony, walk-in closet and deluxe master ensuite including soaker tub and independent shower. 2 generous sized bedrooms on the upper level, featuring personal ensuites and river views perfect for family or guests. The fully developed, high 9 foot walls, walk out basement features a large recreation area, large bedroom, office/den or flex area, full bathroom, laundry room, mechanical room and huge cold room. The ICF foundation creates a cozy, comfortable lower level area with bonus sweeping Oldman River valley views. An insulated, attached double garage provides convenient entry into the home. Durable behemoth timbers, hardwood flooring and tile throughout this home. In addition to the spacious home there



is a 32â€™ x 44â€™ log shop, completely insulated and heated. Enjoy the work area or convert to additional living space. This property would make an ideal bed and breakfast, Air BnB, equestrian or hobby farm, corporate or private retreat. Located in the MD of Pincher Creek, it is a short drive to Waterton and Glacier Park, Castle Mountain Resort, Fernie Alpine Resort, the Oldman Reservoir and the scenic Crowsnest Pass. Family, friends and guests will enjoy this blue-ribbon river front acreage for fishing, wildlife viewing, equestrian pursuits, private camping, hiking, skiing, snowshoeing, canoeing, cycling, windsurfing, water skiing and boating. Easy access off of the Cowboy Trail, Highway#22, only 2 hours south of Calgary.

Built in 2009

### **Essential Information**

MLS® #	A2206847
Price	\$1,375,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,297
Acres	4.50
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	1327 Twp Rd 8-4
Subdivision	NONE
City	Rural Pincher Creek No. 9, M.D. of
County	Pincher Creek No. 9, M.D. of

Province Alberta  
Postal Code T0K 0P0

### **Amenities**

Utilities Phone Available, Sewer Available, Water Available, Electricity Connected, High Speed Internet Available, Natural Gas Connected, Satellite Internet Available

Parking Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Insulated, Workshop in Garage

# of Garages 4

Is Waterfront Yes

Waterfront River Access, River Front, Waterfront

### **Interior**

Interior Features High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows

Appliances Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer/Dryer

Heating Boiler, In Floor, Hot Water, Natural Gas, Other, Wood, Zoned

Cooling None

Has Basement Yes

Basement Finished, Full, Walk-Out

### **Exterior**

Exterior Features Fire Pit, Garden, Lighting, Private Yard, Storage

Lot Description Backs on to Park/Green Space, Irregular Lot, Lawn, Low Maintenance Landscape, Many Trees, Meadow, Native Plants, No Neighbours Behind, Private, See Remarks, Treed, Views, Creek/River/Stream/Pond, Gentle Sloping, Secluded, Wedge Shaped Lot, Wooded

Roof Asphalt Shingle

Construction ICFs (Insulated Concrete Forms), Log

Foundation ICF Block

### **Additional Information**

Date Listed April 4th, 2025

Zoning CR

### **Listing Details**

Listing Office MAVERICK REALTY

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