

\$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
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Additional Information

Date Listed	March 15th, 2025
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Days on Market	36
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Zoning	AG
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Listing Details

Listing Office	RE/MAX House of Real Estate
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