

# **\$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 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	1 and Half Storey, Acreage with Residence
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 Attached, Double Garage Detached, Parking Pad, Triple Garage Detached
# of Garages	9

## Interior

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

## Exterior

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

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 15th, 2025

Days on Market      21

Zoning                 AG

### **Listing Details**

Listing Office         RE/MAX House of Real Estate

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