



REALTOR®



# 1327 Township Road 8-4 Rural Pincher Creek No 9 MD of Alberta

\$1,375,000

This Rare offering of 4.5 acres of private tranquility seated along the Oldman River with a craftsman designed log home built in 2009 provides almost 4000 sq. ft. of developed space. Step into the grand foyer, where vaulted ceilings and expansive windows create an atmosphere of grandeur and elegance. The open layout seamlessly connects the welcoming entry to the gourmet kitchen and dining area, providing the perfect space for entertaining. With every room offering a breathtaking view of the Oldman River, you'll feel a connection to nature from the moment you wake up until the stars come out at night. Whether you're relaxing on the primary bedroom's balcony or soaking in the deluxe ensuite's soaker tub, the beauty of the river will always be just outside your window. The primary bedroom on the main floor boasts a spacious walk-in closet and a deluxe ensuite with a soaker tub and independent shower, featuring beautiful tile flooring. Two large-sized bedrooms on the upper level each have their own personal ensuites and stunning river views, offering comfort and privacy for family and guests alike. The fully developed walk-out basement features 9-foot-high walls and offers ample space for recreation, relaxation, and storage. With a large bedroom and office or den, full bathroom, laundry room, mechanical room, and a spacious cold room, this basement is as functional as it is inviting. Behemoth timber finish, hardwood flooring, and tile throughout the home add to its charm and character. An insulated attached double garage provides convenience and security for your vehicles and outdoor gear. Additionally, the heated and insulated 32' x 44' log shop offers endless possibilities as a workspace or potential additional living space. Over the hill in its private setting at the dead-end road situated just 10 miles north of Lundbreck on the Oldman River, this property offers e...

Listing Presented By:



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Primary Bedroom 25.83 Ft x 14.67 Ft

Furnace 6.08 Ft x 7.67 Ft

3pc Bathroom 11.25 Ft x 10.92 Ft

Cold room 8.42 Ft x 15.08 Ft

Bedroom 22.00 Ft x 14.58 Ft

Living room 19.00 Ft x 15.00 Ft

3pc Bathroom 5.00 Ft x 8.00 Ft

Kitchen 11.50 Ft x 11.50 Ft

3pc Bathroom 5.00 Ft x 8.00 Ft

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Bedroom 17.25 Ft x 14.25 Ft

Recreational, Games room 23.25 Ft x 30.33 Ft

4pc Bathroom 8.67 Ft x 6.08 Ft

Exercise room 14.83 Ft x 14.25 Ft

Storage 14.75 Ft x 14.17 Ft

Dining room 10.67 Ft x 13.50 Ft

Foyer 21.17 Ft x 11.17 Ft

Bedroom 18.08 Ft x 13.83 Ft

4pc Bathroom 14.00 Ft x 13.83 Ft

2pc Bathroom 4.50 Ft x 6.67 Ft