



2322 HIGHWAY 3 Rural Pincher Creek No 9 MD of Alberta

\$3,595,000

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 OWNER'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 COULDN'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, cro...

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Alpine Realty

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Bedroom 11.75 Ft x 17.33 Ft

Bedroom 9.92 Ft x 15.75 Ft

Den 9.83 Ft x 8.58 Ft

Primary Bedroom 21.58 Ft x 30.67 Ft

3pc Bathroom 7.25 Ft x 9.08 Ft

Bedroom 22.92 Ft x 26.08 Ft

3pc Bathroom 11.33 Ft x 4.92 Ft

Family room 17.25 Ft x 19.25 Ft

Furnace 11.42 Ft x 9.17 Ft

1pc Bathroom 5.75 Ft x 8.83 Ft

2pc Bathroom 7.33 Ft x 6.42 Ft

3pc Bathroom 12.00 Ft x 7.50 Ft

Bedroom 19.75 Ft x 24.67 Ft

Dining room 14.17 Ft x 36.83 Ft

Great room 36.00 Ft x 38.67 Ft