



78 Barnaby View Rural Pincher Creek No 9 MD of Alberta

\$1,775,000

You will be amazed when you enter this impressive SKI IN/SKI OUT Castle Mountain home with year-round road access! Custom built by a master carpenter in 2005, this property has been skillfully constructed from high-end unique materials. Reclaimed "figured" Douglas fir from a demolished SOUTHERN ALBERTA GRAIN ELEVATOR has been incorporated into the kitchen cabinetry, bar, shelving, and entry. Main floor fir beams were salvaged from Fort Macleod's historic WWII B-52 BOMBER HANGAR! All windows, doors, baseboards and trim throughout have been skillfully crafted from clear fir. Unlike many Castle properties, this has year-round road access from both Castle Mtn. Loop and from Barnaby View cul-de-sac. The west entry facing the "hill" has generous space to house your ski equipment and to don your winter garb. After a fine day of outdoor adventure, unwind by the cozy wood-burning Napoleon fireplace in the adjacent family room. Designed with entertaining in mind, the beautiful gourmet kitchen will appeal to "your inner chef" while being open to the eating bar & bar, huge dining area, and balcony with bbq, Step down to the welcoming sunken living room with mountain views to the east and the west, a Napoleon freestanding gas fireplace, and an office alcove. Retire upstairs to the stunning master bedroom with full ensuite and private balcony. There are 2 additional roomy bedrooms and a full bathroom on the upper floor. Moving to the lower level walk-out, you will find a 900+ sq. ft. self-contained suite featuring a living room, kitchen, 2 bedrooms, 4 pce. bathroom and a patio with an outdoor fireplace. Suite has both interior and exterior access. The exterior walkways and hot tub are sheltered eliminating the need to shovel snow !! The 400 sq. ft. attached garage (accessed from Barnaby View cul-de-sac) has room to house your vehicle...

Living room 15.42 Ft x 16.00 Ft

Bedroom 11.50 Ft x 13.42 Ft

Other 12.00 Ft x 12.00 Ft

Bedroom 13.00 Ft x 10.58 Ft

Kitchen 13.00 Ft x 14.33 Ft

3pc Bathroom 00 Ft

Dining room 15.00 Ft x 16.00 Ft

Living room 00 Ft

Living room 00 Ft

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Family room 28.00 Ft x 11.75 Ft

4pc Bathroom Measurements not available

Primary Bedroom 13.67 Ft x 14.58 Ft

3pc Bathroom Measurements not available

Other 14.50 Ft x 10.00 Ft

Bedroom 12.00 Ft x 9.67 Ft

Bedroom 9.50 Ft x 12.00 Ft

4pc Bathroom Measurements not available