



8416 RGE RD 1-3 Rural Pincher Creek No 9 MD of Alberta

\$3,390,000

Listing Presented By:



Originally Listed by:
MAVERICK REALTY



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OLDMAN RIVERFRONT *** 133 Acres w/home: SW Alberta, Canada. RANCHO DEL RIO: The entire west boundary of this quarter section is the meandering Oldman River. This river, named for Na'pi in native legend, the great spirit and protector, carved its way through time creating a magnificent valley between the Porcupine Hills and the Rocky Mountain Range. Private access to world class fly-fishing in SW Alberta. This pristine stretch of river features an abundance of trout water and a variety of fish and water types. Panoramic, unobstructed views of the iconic Rocky Mountains and Oldman River Valley. This custom quality Erickson home built in 2000, features passive solar design, 1 1/2 storey style, low maintenance exterior, 7 bedrooms and 4400 square feet of developed area on 3 levels. A grid-tied 2.4 KW Skystream wind turbine and 6 panel solar array (totaling 1590 watts), was added later for improved energy efficiency. Enjoy barrier free entry to main floor, generous sized open concept vaulted great room, wood-burning fireplace on main, gas fireplace on lower level, large SW facing windows c/w roll shutters, ICF foundation, zoned in-floor hydronic heating, music studio, cold room, large composite deck with perimeter cedar bench seating and outdoor entertaining patio area c/w stone outdoor fireplace. Outbuildings include a 24 x 48 foot insulated, heated triple detached garage c/w workshop, a 40 x 64 foot pole building c/w electricity and large 16 x 12 foot high overhead door, two 12x16 guest cabins c/w wood burning stoves, steel shed, two animal shelters, playhouse and a chicken coop. A large garden, outdoor arena, corrals, newly fenced and cross-fenced p...

4pc Bathroom .00 Ft x .00 Ft

Bedroom 19.00 Ft x 15.43 Ft

Bedroom 19.25 Ft x 11.25 Ft

Bedroom 19.00 Ft x 15.43 Ft

Loft 31.17 Ft x 7.67 Ft

4pc Bathroom .00 Ft x .00 Ft

Cold room 12.25 Ft x 4.83 Ft

Storage 12.33 Ft x 9.42 Ft

Furnace 11.67 Ft x 11.17 Ft

Kitchen 14.67 Ft x 12.33 Ft

Dining room 10.83 Ft x 10.00 Ft

Great room 20.81 Ft x 14.83 Ft

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Bedroom	14.83 Ft x 10.67 Ft	Primary Bedroom	15.42 Ft x 11.17 Ft
Bedroom	14.83 Ft x 10.67 Ft	Sunroom	15.42 Ft x 11.17 Ft
Recreational, Games room	19.67 Ft x 14.92 Ft	Bedroom	15.25 Ft x 13.17 Ft
Other	11.83 Ft x 9.50 Ft		