

# **\$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—an EXTRAORDINARY and RARE opportunity to own an exceptional LIFESTYLE RETREAT perched atop a hill in the heart of Lundbreck, Alberta. This EXPANSIVE estate spans over 140 ACRES of PRIVATE, SCENIC land and offers an IMPRESSIVE 8,886 Sq Ft of fully developed living space. Designed for those who VALUE SPACE, SERENITY, and GRANDEUR, this LUXURIOUS one-of-a-kind property features a main residence, a separate GUEST house, and enclosed garage parking for up to 8 vehicles. Every direction you turn, REWARDS you with BREATHTAKING PANORAMIC VIEWS of the surrounding MOUNTAINS, VALLEYS, and big Alberta SKIES. As you enter through a CUSTOM Brick and Iron Gate and make your way up the private driveway, a sense of ANTICIPATION and AWE begins to build—this is not just a HOME, but a DESTINATION. The main residence showcases a GRAND Tiled Foyer that opens into an expansive, open-concept living area where floor-to-ceiling windows allow NATURAL LIGHT and UNFORGETTABLE VIEWS to flood the space. Whether hosting INTIMATE Gatherings or LAVISH dinner parties, the Formal Dining area—ELEGANTLY appointed and able to seat up to 18—sets the stage for MEMORABLE moments with LOVED ONES.



Multiple seating and conversation areas wrap around the 'Heart of the Home', where a deck encircles the main floor, offering unimpeded views from East to West. The CHEFâ€™s Style Kitchen is a masterpiece of both FORM and FUNCTION, equipped with HIGH-END SS Appliances, RICH STONE Countertops, and 2-Toned Cabinetry that brings SOPHISTICATION, and COMFORT to everyday living. A tucked-away owner's RETREAT offers an INDULGENCE escape, featuring a SPA-INSPIRED EN-SUITE complete with a SKY-VIEW Jetted Soaker Tubâ€”perfectly positioned to take in the surrounding MOUNTAIN VISTAS. The upper level adds 3 more GENEROUSLY sized Bedrooms and a COZY Den, ideal for a Private office or reading space. Downstairs, the lower level is made for ENTERTAINING, with a Full Bar, BUILT-IN Wine Storage, and ample room for GATHERINGS Large or Small. A custom sauna adds another layer of CALM to this WELL-ROUNDED home. Meanwhile, the 2-Storey GUEST house offers its distinct CHARM, with 2 additional Bedrooms, a Full Kitchen, Formal Dining and Living spaces, and a private officeâ€”ideal for hosting extended family, guests, or even as an INCOME-GENERATING Airbnb or Bed & Breakfast. Whether you dream of hosting CORPORATE RETREATS, creating an equestrian HAVEN, or simply embracing the PEACEFUL RHYTHMS of NATURE, Wee Mountain Estate is a place where LIMITLESS potential meets UNMATCHED BEAUTY. Views stretch across Pincher Creek, the Oldman River Dam, and the SOARING PEAKS beyond. Outdoor ENTHUSIASTS will DELIGHT in the property's proximity to World-Class Fly Fishing, Hiking, Golf, Biking, and Skiingâ€”just 30 minutes to Castle Mountain, 45 minutes to Fernie, and a quick 10-minute drive to the full amenities of Pincher Creek. This is a LEGACY property that defies

comparison. EXPERIENCE the MAGIC.  
BOOK your private 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, Driveway, Garage Faces Front, Gated, Insulated, Oversized, Parking Pad, RV Access/Parking, 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, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, See Remarks, 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, Other, Raised Hearth, Wood Burning  |
| Has Basement    | Yes   |
| Basement        | Finished, Full  |

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 95               |
| Zoning         | AG               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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