

\$3,250,000 - 8416 Rge Rd 1-3, Rural Pincher Creek No. 9, M.d. Of

MLS® #A2195197

\$3,250,000

7 Bedroom, 3.00 Bathroom, 3,139 sqft
Single Family on 133.00 Acres

N/A, Rural Pincher Creek No. 9, M.d. Of,
Alberta

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 Naâ€™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 12'—16 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 perimeter provides a turnkey operation to new owners. Impressive 8 gallon/minute drilled well and new septic tank in 2020. Established shelter belt provides an oasis for migratory birds and abundant wildlife. Existing irrigation licence for 12,346 cubic meters annually can be transferred to new owner. Access this property from the end of a well maintained MD road. BC border less than an hour to the west and Montana border only 75 minutes to the south. Waterton Park, Castle Crown Wilderness Area, Crowsnest Pass and the Porcupine Hills all within a short driving distance. This property would make an ideal multi-family and/or multi generational year round home or retreat! SEE VIDEO and 3D Walk Through. Additional photos of private river valley, guest cabins and outbuildings available on request. (id:6289)

Built in 2000

Essential Information

Listing #	A2195197
Price	\$3,250,000
Bedrooms	7
Bathrooms	3.00
Square Footage	3,139
Acres	133.00
Year Built	2000
Type	Single Family

Sub-Type Freehold

Community Information

Address 8416 Rge Rd 1-3
Subdivision N/A
City Rural Pincher Creek No. 9, M.d. Of
Province Alberta
Postal Code T0K0P0

Amenities

Amenities Golf Course, Schools, Shopping
Utilities Electricity, Natural Gas, Telephone
Features PVC window, No neighbours behind, French door, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces 8
Parking Attached Garage, Detached Garage, Garage, Heated Garage, Parking Pad
of Garages 5
View View
Is Waterfront Yes
Waterfront Waterfront on river

Interior

Appliances Refrigerator, Range - Electric, Dishwasher, Stove, Hood Fan, Window Coverings, Garage door opener
Heating Natural gas Other, Forced air, In Floor Heating
Cooling See Remarks
Fireplace Yes
of Fireplaces 3
of Stories 2
Has Basement Yes

Exterior

Exterior Stucco
Exterior Features Fruit trees, Landscaped, Lawn, Underground sprinkler
Construction Wood frame, ICF Block
Foundation See Remarks

Listing Details

Listing Office MAVERICK REALTY



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