

# **\$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 builds – 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 CHEF'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 INDULGENT escape, featuring a SPA-INSPIRED EN-SUITE with a SKY-VIEW Jetted Soaker Tub"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 office"ideal for hosting extended family, guests, or as an INCOME-GENERATING Bed & Breakfast or for Weddings. The lower portion offers potential SUBDIVISION Opportunity into Acreages " A Smart Investment! Whether you dream of hosting CORPORATE RETREATS, creating an equestrian HAVEN, or simply embracing the PEACEFUL RHYTHMS of NATURE, Wee Mountain Estate is 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 Skiing"just 30 minutes to Castle Mountain, 45 to Fernie,

and a quick 10-minute drive to the amenities of Pincher Creek. This is a LEGACY property that defies comparison!

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	Acreage with Residence, 1 and Half Storey
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, Sewer Connected, Water Connected, Phone Connected
Parking Spaces	15
Parking	Double Garage Attached, Double Garage Detached, Driveway, Gated, Garage Faces Front, Insulated, Oversized, Parking Pad, RV Access/Parking, Triple Garage Detached
# of Garages	9

### Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Beamed Ceilings, Bookcases, Chandelier, Closet Organizers, Crown Molding, Stone Counters, Double Vanity, High Ceilings, Jetted Tub, Natural Woodwork, Pantry, See Remarks, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Garage Control(s), Gas Stove, Microwave, Water Softener
Heating	Forced Air, Natural Gas, Electric, In Floor
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	Full, Finished

## Exterior

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

## Additional Information

Date Listed	March 15th, 2025
Days on Market	208
Zoning	AG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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