$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
Residential on 133.00 Acres

NONE, 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 12Ã—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.

Built in 2000

Essential Information

MLS® #	A2195197
Price	$3,250,000
Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	3,139
Acres	133.00
Year Built	2000

Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	8416 Rge Rd 1-3
Subdivision	NONE
City	Rural Pincher Creek No. 9, M.D. of
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 0P0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected
Parking Spaces	8
Parking	Driveway, Garage Door Opener, Heated Garage, Insulated, Parking Pad, Single Garage Attached, Triple Garage Detached, Workshop in Garage
# of Garages	4
Is Waterfront	Yes
Waterfront	Creek, River Access, River Front, Waterfront

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Vinyl Windows, Jetted Tub, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Refrigerator, Range Hood, Stove(s), Water Conditioner, Window Coverings
Heating	Forced Air, Natural Gas, Boiler, Fireplace(s), High Efficiency, In Floor, Zoned
Cooling	Other
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Blower Fan, Gas, Glass Doors, Great Room, Insert, Outside, Raised Hearth, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Outdoor Kitchen, Storage, Uncovered Courtyard
Lot Description	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Gentle Sloping, Lawn, Low Maintenance Landscape, Landscaped, Meadow, Many Trees, No Neighbours Behind, Native Plants, Pasture, Private, Seasonal Water, Underground Sprinklers, Views, Waterfront, Wooded, Yard Drainage
Roof	Metal
Construction	ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Stucco, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	February 20th, 2025
Days on Market	231
Zoning	A

Listing Details

Listing Office	MAVERICK REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.