

\$3,595,000 - 2322 Highway 3, Rural Pincher Creek No. 9, M.D. of

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 Airbnb or Bed & Breakfast. 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	Parking Pad, Double Garage Attached, Double Garage Detached, Driveway, Gated, Garage Faces Front, Insulated, Oversized, RV Access/Parking, Triple Garage Detached
# of Garages	9

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, See
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Remarks, Breakfast Bar, Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Crown Molding, Stone Counters, High Ceilings, Jetted Tub, Natural Woodwork, Pantry, Recessed Lighting, Soaking Tub, Storage, 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 Gas, Wood Burning, Basement, Bedroom, Brick Facing, Decorative, Family Room, Kitchen, Mantle, Other, Raised Hearth

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Entrance, Rain Gutters

Lot Description Front Yard, No Neighbours Behind, Backs on to Park/Green Space, Garden, Lawn, Landscaped, Many Trees, Private, Treed, Views, Waterfall

Roof Metal

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 15th, 2025

Days on Market 183

Zoning AG

Listing Details

Listing Office RE/MAX House of Real Estate

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