

\$3,390,000 - 8416 Rge Rd 1-3, Rural Pincher Creek No. 9, M.D. of

MLS® #A2195197

\$3,390,000

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€™mipi 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.

Built in 2000

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2195197 |
| Price | \$3,390,000 |
| Bedrooms | 7 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 3,139 |
| Acres | 133.00 |
| Year Built | 2000 |

| | |
|----------|---|
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey, Acreage with Residence |
| 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 | Parking Pad, Driveway, Garage Door Opener, Heated Garage, Insulated, 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, Jetted Tub, Kitchen Island, Open Floorplan, Vinyl Windows, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s) |
| Appliances | Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings, Electric Range, Garage Control(s), Water Conditioner |
| Heating | High Efficiency, Forced Air, Natural Gas, Boiler, Fireplace(s), In Floor, Zoned |
| Cooling | Other |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Gas, Great Room, Basement, Blower Fan, Glass Doors, 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 | Gentle Sloping, Landscaped, Lawn, Pasture, Private, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Low Maintenance Landscape, Meadow, Many Trees, No Neighbours Behind, Native Plants, Seasonal Water, Underground Sprinklers, Views, Waterfront, Wooded, Yard Drainage |
| Roof | Metal |
| Construction | Wood Frame, ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Stucco |
| Foundation | ICF Block |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 20th, 2025 |
| Days on Market | 99 |
| Zoning | A |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | MAVERICK REALTY |
|----------------|-----------------|

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