



**6203 775 Highway
Pincher Creek, Alberta**

MLS # A2289404



\$2,950,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,179 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	40.66 Acres		
Lot Feat:	Private, See Remarks		

Heating:	Fireplace(s), Forced Air, See Remarks	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	17-6-1-W5
Exterior:	See Remarks	Zoning:	AG
Foundation:	ICF Block	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: see highlight sheet

Upon entering this custom-built brand-new home, you are immediately struck by the beautiful mountain views as seen through the Great Room windows. Meticulous attention to detail and intentional design is carried throughout the home. Every window provides a vista of the surrounding hills and mountains. The kitchen, thoughtfully designed for those who love to cook and entertain, features beautiful rift and quarter sawn white oak cabinetry anchored by a gorgeous green dual fuel Lacanche range with two ovens and a pot filler above. A full-height marble backsplash, fully integrated 42" Dacor refrigerator and fully integrated dishwasher, cast iron Kohler sink, hidden spice and utensil pull-outs, garburator, and under-cabinet lighting complete this area. The butler's pantry with marble counters and a built-in KitchenAid microwave/oven combo, open shelving, custom dividers and roll-outs is the perfect space for baking. A curated bar area adds a secondary sink, hot water dispenser, and secondary dishwasher. White oak engineered hardwood flooring flows through the main level, complemented by herringbone porcelain tile and Italian Calacatta marble in the bathrooms and powder room. Custom hickory doors and trim, 9-foot ceilings on both levels, built-in library shelving, and a wood-burning fireplace with custom mantle establish warmth and architectural presence. A thoughtfully designed main floor laundry adds everyday convenience. Additional outdoor living features include expansive deck space and a lower patio area. The upper deck is wired for a gas fire pit under the covered peak area and includes a BBQ gas hookup off the deck doors. The lower patio area includes hookups and rough-in plumbing for a sauna, hot tub, and outdoor kitchen. The primary suite is a retreat in itself, featuring an Italian tile shower with body sprays, air jet tub, dual sinks, built-in medicine

cabinets, and a spacious walk-in closet with custom shelving. The lower level offers three additional bedrooms, heated floors, gym space, family room with remote-control shades, and preparation for a future wet bar—designed for comfort in every season. Brand-new property completed in October 2025. Nestled in the rolling foothills near Beauvais Lake and Castle Mountain, this exceptional 40-acre estate offers the rare combination of architectural craftsmanship, natural beauty, and professional-grade infrastructure. Fully fenced and sheltered, the property features a creek running through the landscape, excellent stock water, abundant wildlife including elk and deer, and paved access directly to the driveway. With over 4000 sq.ft. of developed space, this custom home is ready to welcome you. A defining feature of this estate is its high-flow underground artesian spring. Delivered through a 1.5-inch line with natural 15 psi flow, the potable water system is both abundant and reliable.