



2322 HIGHWAY 3
Lundbreck, Alberta

MLS # A2092372



\$3,495,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	7,550 sq.ft.	Age:	1980 (44 yrs old)
Beds:	7	Baths:	6 full / 3 half
Garage:	Double Garage Attached, Double Garage Detached, Parking Pad, Triple Garage		
Lot Size:	140.85 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

Heating:	In Floor, Electric, Forced Air, Natural Gas	Water:	Cistern, Dugout, Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	28-7-2-W5
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone, Water
Features:	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Alarm System w/Contract, 2 Pump House, 6 Garage Door Openers, Fridge		

WELCOME TO WEE MOUNTAIN ESTATE! A ONCE IN A LIFE TIME OPPORTUNITY to own a SPECTACULAR LIFESTYLE ESTATE NESTLED on a HILLTOP in LUNDBRECK, ALBERTA. OVER 8886 sq ft of TOTAL DEVELOPED LIVING SPACE on 140.85 ACRES of PRIVATE LUSH LAND, that includes a MAIN HOUSE, a GUEST house, GARAGE parking for 8 (ENCLOSED) + PANORAMIC views from every angle. Enter through an EXQUISITE BRICK + IRON gate to where LUXURY meets HOME! As soon as you drive up the GATED PRIVATE driveway the story BEGINS. 7 Bedrooms TOTAL (POTENTIAL for MORE) stretching thru-out the MAIN house + GUEST house w/ENDLESS FEATURES casting over the entire property. MAIN house features a FORMAL TILED ENTRY LEADING into an OPEN CONCEPT style FLOOR plan like NO other. Extensive GREAT room where the VIEWS from EVERY angle last for days. ENTERTAIN in a FORMAL DINING SPACE set up for 18, multiple CONVERSATION areas + WRAP around DECK gives you PANORAMIC VIEWS from EAST to WEST. The CHEFS kitchen built w/HIGH END stainless steel APPLIANCES, STONE counters + two toned CABINETRY is sure to IMPRESS. An OWNER's suite is tucked AWAY + will truly CAPTIVATE one w/a SKY view Jetted SOAKER tub w/MOUNTAINOUS views to take the stress of the day away as well with a SEPARATE ensuite + WALK IN closet. The 2nd LEVEL has 3 MORE LUXURIOUS bedrooms & a COZY den PERFECT for an OFFICE. The Lower level has a FULL BAR, BUILT-IN Wine rack, LOADS of SPACE for FAMILY + GUESTS to retreat. Did we mention a CUSTOM SAUNA. The 2 STOREY GUEST house w/its OWN oversized GARAGE FEATURES 2 more bedrooms, a formal dining space, a living room + a private office space. You

COULDN’T build a PROPERTY like this. IDEAL for an AIR BNB or Bed & Breakfast, or TAKE an opportunity to HOST a CORPORATE RETREAT. COMMANDING VIEWS of PINCHER CREEK, Oldman River Dam, MOUNTAINS + a CAPTIVATING SKYLINE. Enjoy hiking, world-class fly fishing, golf, mountain biking, cross country skiing, downhill skiing at Powder Keg, Castle Mountain (30 mins) & Fernie (45 mins) and 10 mins from Pincher Creek's full amenities. Book a showing today!