



**1327 Township Road 8-4
Rural Pincher Creek No. 9, M.D. of, Alberta**

MLS # A2130327



\$1,375,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,710 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	4.50 Acres		
Lot Feat:	Creek/River/Stream/Pond, Gentle Sloping, Private		

Heating:	In Floor, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Log, Stone	Zoning:	RES
Foundation:	ICF Block	Utilities:	Cable Not, Electricity Connected, Natural Gas Connected
Features:	Beamed Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Garage Controls X2, Upright Frigidaire Freezer, Sheds X2, Outhouse X1, Upright Kenmore Fridge/Freezer not warrantied, Whirlpool Fridge/Freezer in kitchen, Chest Freezer in Shop.

This Rare offering of 4.5 acres of private tranquility seated along the Oldman River with a craftsman designed log home built in 2009 provides almost 4000 sq. ft. of developed space. Step into the grand foyer, where vaulted ceilings and expansive windows create an atmosphere of grandeur and elegance. The open layout seamlessly connects the welcoming entry to the gourmet kitchen and dining area, providing the perfect space for entertaining. With every room offering a breathtaking view of the Oldman River, you'll feel a connection to nature from the moment you wake up until the stars come out at night. Whether you're relaxing on the primary bedroom's balcony or soaking in the deluxe ensuite's soaker tub, the beauty of the river will always be just outside your window. The primary bedroom on the main floor boasts a spacious walk-in closet and a deluxe ensuite with a soaker tub and independent shower, featuring beautiful tile flooring. Two large-sized bedrooms on the upper level each have their own personal ensuites and stunning river views, offering comfort and privacy for family and guests alike. The fully developed walk-out basement features 9-foot-high walls and offers ample space for recreation, relaxation, and storage. With a large bedroom and office or den, full bathroom, laundry room, mechanical room, and a spacious cold room, this basement is as functional as it is inviting. Behemoth timber finish, hardwood flooring, and tile throughout the home add to its charm and character. An insulated attached double garage provides convenience and security for your vehicles and outdoor gear. Additionally, the heated and insulated 32' x 44' log shop offers endless possibilities as a workspace or potential additional living space. Over the hill in its private setting at the dead-end road situated just 10 miles north of

Lundbreck on the Oldman River, this property offers easy access to a wealth of outdoor activities, including fly fishing, private camping, hiking, snowshoeing, skiing, canoeing, and more. With its proximity to Waterton and Glacier National Parks, Castle Mountain Resort, Fernie Alpine Resort, the Oldman Reservoir, and the breathtaking Crowsnest Pass, adventure awaits just beyond your doorstep. Less than 10 minutes east of Highway 22 (Cowboy Trail) on TWP RD 8-4 between Highway 3 and Maycroft, this home combines seclusion with convenience, making it perfect for a getaway, secluded home, or an Airbnb investment opportunity. Whether you're seeking a peaceful sanctuary to call home or a lucrative investment opportunity, this riverside estate offers everything you could ever want and more. Schedule your private tour today and experience the unparalleled beauty and luxury of riverside living.