



30031 Highway 507 E
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2137731



\$2,550,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,437 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Parking Pad, Quad or More Detached, Workshop in Garage		
Lot Size:	161.64 Acres		
Lot Feat:	Cleared, Gentle Sloping, Landscaped, Pasture		

Heating:	Boiler, In Floor, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Cork, Slate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	12-6-30-W4
Exterior:	Cedar	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage		
Inclusions:	Openers for skylights, Chlorination System (not used), Garden Shed, Shed, Yard Ornaments, Waterfall pump, snorkel and float		

Located just minutes south of Pincher Creek, this property offers the convenience of town plus recreational opportunities just 40 minutes away at both Waterton National Park and Castle Mountain Resort. 161.64 acres on two titles, with 80 acres of tame grass and the balance in native grasslands, all divided into four pastures with fencing and cross-fencing. The property is equipped with two hydrants and automatic waterers, ensuring efficient watering for livestock. At the heart of the property is a custom bungalow, over 2400 sq.ft, showcasing meticulous craftsmanship and thoughtful design. This home features a fully developed basement, an inviting sunroom, beamed vaulted ceilings, an open floor plan, and large windows that flood the space with natural light. In-floor heating on both levels ensures year-round warmth, complemented by the cozy ambiance of two fireplaces. With four bedrooms, four bathrooms, a main floor office, main floor laundry, and ample storage throughout, this home is both luxurious and functional. The triple-pane windows, skylights, and cedar ceilings underscore the attention to quality and detail. Outdoor amenities include a 40' x 60' shop/garage, a 42' x 32' barn with metal corrals, and a 32' x 76' pole shed, providing versatile spaces for work and storage. The mature landscaping, shelterbelts, and water feature are enhanced by underground sprinklers and two wells. This property epitomizes the pinnacle of rural living, combining luxury, functionality, and room for both the family and animals. Additionally, the two existing land titles, one comprising 3.48 acres and the other encompassing 158.16 acres, present potential opportunities for future subdivision of the larger parcel.