



GRASSROOTS
REALTY GROUP

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2322 HIGHWAY 3
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2180679



\$3,595,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	7,550 sq.ft.	Age:	1980 (45 yrs old)
Beds:	7	Baths:	6 full / 3 half
Garage:	Double Garage Attached, Double Garage Detached, Driveway, Garage Faces		
Lot Size:	140.85 Acres		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn, Man		

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 Connected, Natural Gas Connected, Phone
Features:	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Accept RPR and Property Schedule - 'AS IS'.		

WELCOME to Wee Mountain Estate—an EXTRAORDINARY and RARE opportunity to own an exceptional LIFESTYLE RETREAT perched atop a hill in the heart of Lundbreck, Alberta. This EXPANSIVE estate spans over 140 ACRES of PRIVATE, SCENIC land and offers an IMPRESSIVE 8,886 Sq Ft of fully developed living space. Designed for those who VALUE SPACE, SERENITY, and GRANDEUR, this LUXURIOUS one-of-a-kind property features a main residence, a separate GUEST house, and enclosed garage parking for up to 8 vehicles. Every direction you turn, REWARDS you with BREATHTAKING PANORAMIC VIEWS of the surrounding MOUNTAINS, VALLEYS, and big Alberta SKIES. As you enter through a CUSTOM Brick and Iron Gate and make your way up the private driveway, a sense of ANTICIPATION and AWE begins to build—this is not just a HOME, but a DESTINATION. The main residence showcases a GRAND Tiled Foyer that opens into an expansive, open-concept living area where floor-to-ceiling windows allow NATURAL LIGHT and UNFORGETTABLE VIEWS to flood the space. Whether hosting INTIMATE Gatherings or LAVISH dinner parties, the Formal Dining area—ELEGANTLY appointed and able to seat up to 18—sets the stage for MEMORABLE moments with LOVED ONES. Multiple seating and conversation areas wrap around the 'Heart of the Home', where a deck encircles the main floor, offering unimpeded views from East to West. The CHEF’s Style Kitchen is a masterpiece of both FORM and FUNCTION, equipped with HIGH-END SS Appliances, RICH STONE Countertops, and 2-Toned Cabinetry that brings SOPHISTICATION, and COMFORT to everyday living. A tucked-away owner's RETREAT offers an INDULGENCE escape, featuring a SPA-INSPIRED EN-SUITE

complete with a SKY-VIEW Jetted Soaker Tub—perfectly positioned to take in the surrounding MOUNTAIN VISTAS. The upper level adds 3 more GENEROUSLY sized Bedrooms and a COZY Den, ideal for a Private office or reading space. Downstairs, the lower level is made for ENTERTAINING, with a Full Bar, BUILT-IN Wine Storage, and ample room for GATHERINGS Large or Small. A custom sauna adds another layer of CALM to this WELL-ROUNDED home. Meanwhile, the 2-Storey GUEST house offers its distinct CHARM, with 2 additional Bedrooms, a Full Kitchen, Formal Dining and Living spaces, and a private office—ideal for hosting extended family, guests, or even as an INCOME-GENERATING Airbnb or Bed & Breakfast. Whether you dream of hosting CORPORATE RETREATS, creating an equestrian HAVEN, or simply embracing the PEACEFUL RHYTHMS of NATURE, Wee Mountain Estate is a place where LIMITLESS potential meets UNMATCHED BEAUTY. Views stretch across Pincher Creek, the Oldman River Dam, and the SOARING PEAKS beyond. Outdoor ENTHUSIASTS will DELIGHT in the property's proximity to World-Class Fly Fishing, Hiking, Golf, Biking, and Skiing—just 30 minutes to Castle Mountain, 45 minutes to Fernie, and a quick 10-minute drive to the full amenities of Pincher Creek. This is a LEGACY property that defies comparison. EXPERIENCE the MAGIC. BOOK your private showing TODAY!!!