

# **\$1,375,000 - 1327 Twp Rd 8-4, Rural Pincher Creek No. 9, M.D. of**

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MLS® #A2206847

**\$1,375,000**

4 Bedroom, 5.00 Bathroom, 2,297 sqft  
Residential on 4.50 Acres

NONE, Rural Pincher Creek No. 9, M.D. of,  
Alberta

RIVER FRONT LUXURY HANDCRAFTED LOG HOME     4.5 acres of private, sheltered Oldman River frontage with breathtaking Rocky Mountain views. Craftsman designed and constructed custom log home with almost 4000 sq. ft. of developed space. The grand welcoming entry into this home opens into a vaulted great room and open plan kitchen/dining area. Every room has a view! This 4 bedroom, 4.5 bath home represents the ideal family or extended family home or retreat. Built in 2009 this home features complete comfort and privacy for the discerning buyer. Primary bedroom on main floor with balcony, walk-in closet and deluxe master ensuite including soaker tub and independent shower. 2 generous sized bedrooms on the upper level, featuring personal ensuites and river views perfect for family or guests. The fully developed, high 9 foot walls, walk out basement features a large recreation area, large bedroom, office/den or flex area, full bathroom, laundry room, mechanical room and huge cold room. The ICF foundation creates a cozy, comfortable lower level area with bonus sweeping Oldman River valley views. An insulated, attached double garage provides convenient entry into the home. Durable behemoth timbers, hardwood flooring and tile throughout this home. In addition to the spacious home there



is a 32' x 44' log shop, completely insulated and heated. Enjoy the work area or convert to additional living space. This property would make an ideal bed and breakfast, Air BnB, equestrian or hobby farm, corporate or private retreat. Located in the MD of Pincher Creek, it is a short drive to Waterton and Glacier Park, Castle Mountain Resort, Fernie Alpine Resort, the Oldman Reservoir and the scenic Crowsnest Pass. Family, friends and guests will enjoy this blue-ribbon river front acreage for fishing, wildlife viewing, equestrian pursuits, private camping, hiking, skiing, snowshoeing, canoeing, cycling, windsurfing, water skiing and boating. Easy access off of the Cowboy Trail, Highway#22, only 2 hours south of Calgary.

Built in 2009

### **Essential Information**

MLS® #	A2206847
Price	\$1,375,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,297
Acres	4.50
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	1327 Twp Rd 8-4
Subdivision	NONE
City	Rural Pincher Creek No. 9, M.D. of
County	Pincher Creek No. 9, M.D. of

Province	Alberta
Postal Code	T0K 0P0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Satellite Internet Available, Sewer Available, Water Available
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Workshop in Garage, Additional Parking, Driveway
# of Garages	4
Is Waterfront	Yes
Waterfront	River Access, River Front, Waterfront

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows, Natural Woodwork
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer/Dryer
Heating	Boiler, In Floor, Natural Gas, Zoned, Hot Water, Other, Wood
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Gentle Sloping, Irregular Lot, Lawn, Low Maintenance Landscape, Many Trees, Meadow, Native Plants, No Neighbours Behind, Private, Treed, Views, Wooded, See Remarks, Secluded, Wedge Shaped Lot
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Log
Foundation	ICF Block

### Additional Information

Date Listed	April 4th, 2025
Days on Market	36
Zoning	CR

### Listing Details

Listing Office

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