



GRASSROOTS

REALTY GROUP

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29215 Township Road 3-0
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2307645



\$1,995,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,597 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 3 half
Garage:	Double Garage Attached, RV Access/Parking, Single Garage Detached, Triple		
Lot Size:	6.55 Acres		
Lot Feat:	Garden, Lawn, Many Trees, Private, Secluded, Views		

Heating:	Boiler, In Floor, Fireplace(s), Natural Gas	Water:	Private, Well
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Other, Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	33-2-29-W4
Exterior:	ICFs (Insulated Concrete Forms), Stone, Stucco	Zoning:	AG
Foundation:	ICF Block	Utilities:	-

Features: Bidet, Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: Two Additional Refrigerators, Two Additional Stoves, One Additional Dishwasher

Luxury Acreage Living Steps from Waterton Lakes National Park: Private 6.55 Acres with Shop, Guest House & Panoramic Views! Positioned just 2.5 km from the boundary of Waterton Lakes National Park, this exceptional 6.55-acre estate offers a rare opportunity to own a private retreat in one of Canada's most sought-after landscapes, free from park regulations or leasehold interests. For those who have experienced Waterton and wished they could stay, this property delivers that possibility with unmatched comfort and permanence. Beyond the land itself, valuable in its own right, the property is thoughtfully developed for both refined living and functional versatility. The custom built main residence offers over 5,200 sq ft of living space, designed with entertaining and everyday luxury in mind. Expansive 17' ceilings anchor the main living area, while high end finishes, including a chef's kitchen with premium appliances and granite surfaces, create a space that is both elegant and practical. A fully equipped lower level kitchen opens to a walk-out patio, seamlessly extending your living space into the surrounding landscape. Built with full ICF construction and equipped with in-floor heating throughout, the home prioritizes efficiency and year-round comfort. Additional features such as multiple gas fireplaces, air conditioning in key living areas, endless hot water, reverse osmosis, and a wrap around concrete deck with steel supports reflect the level of detail and investment throughout. The supporting improvements elevate this property well beyond a typical acreage. A fully serviced, self contained guest house provides flexibility for extended family, guests, or potential income. The impressive 1,926 sq ft heated shop is purpose-built with in-floor heat, mezzanine space, 220V power, compressed air lines, and integrated water systems, making it ideal for

business use, hobbyists, or collectors. Multiple additional outbuildings, including detached garages and a serviced garden structure, further enhance functionality. The land itself is fully fenced and serviced, with established systems for irrigation and future expansion. With water, power, and gas already extended to the east portion of the property, there is clear potential for equestrian use or additional development. This property appeals to buyers who understand the value of location, build quality, and long-term versatility, whether as a legacy residence, a luxury retreat, or a strategic investment in a tightly held area.