



Mark D. Evernden
 Private Office - ENGEL & VOLKERS CALGARY

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Highway #3 Pincher Creek

C4093846 Active

LP: \$3,998,000

W:5 R:2 T:7 S:28 Q:Northwest



Class:	Detached	Area:	DOM: 59 Rural Pincher Creek M.D.
Type:	Detached	Zone:	
Style:	2 Storey	Community:	None
Year Built:	1980	Postal Code:	TOK 1H0
LINC:	0021213962	Condo Type:	Not a Condo
Legal Plan:		Possession:	03/31/2017 NEG
Land Use Code	R-1	Taxes:	\$13060/0
Title to Land:	Fee Simple	Local Imp Amt:	
Conform Rpt:		HOA:	
Restrictions:	None Known	Condo Fee:	

Palatial luxury living and world class panoramic views make this breathtaking property in the hills of Crowsnest Pass a very rare and unique home. Situated on 139 acres of rolling land, this 7 bdrm, 8 bthrm estate is sited on private & gated plot, boasting over 6,500 square feet of luxury living quarters in the main house, and 3,000 square feet of living quarters in the guest house (Gym & Library). Stepping into this incredible home you will be amazed by the intricate classical details that set this home apart, including the seamless layout of the kitchen detailed with high end appliances, beautiful oak hardwood floors, and outlined by the massive triple plane windows showcasing the breathtaking views this property offers. The upper living quarters presents the grand master suite, accompanied by 3 substantial guest rooms and plenty of lounge space making this the perfect luxury retreat.

Mstr Bed	24'7" x 19'6"	M	Bedroom	29'0" x 12'0"	M	Bedrooms:	Above: 7 /Ttl:7	Baths:	Full: 8 Half: 2
Bedroom	12'6" x 29'0"	U	Bedroom	24'7" x 13'3"	U		2Pc	3Pc	4Pc
Bedroom	17'4" x 10'0"	U	Bedroom	17'2" x 12'0"	U	Bathrooms:	2	2	1
Bedroom	26'0" x 23'0"	U	Great Rm	33'6" x 31'0"	M	Ensuite:	0	3	1
Dining Rm	37'0" x 14'2"	M	Other	15'4" x 23'2"	M	Level	SqMtr	SqFt	
Kitchen	14'2" x 12'4"	U	Laundry	23'2" x 15'10"	M	Main:	560.7	6035.00	
Rec Rm	21'7" x 13'8"	M	Game Rm	38'0" x 16'0"	L	Upper:	232.2	2499.00	
2nd FR	19'6" x 19'4"	L				AbGd:	792.8	8534.00	
						Lowr:	141.2	1520.00	
						Total A.G.:	792.8	8534.00	

Basement:	Full/Fully Finished	Heating:	Forced Air-1, Forced Air-2,	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:		FP Fuel:	Wood Only
Construction:	Wood Frame	Lot Shape:	Irregular		
Foundation:	Concrete	Lot Sq M:	562,513		
Exterior:	Cedar, Stone	Frntg x Depth:			
Roof Type:	Metal	Flooring:	Carpet, Ceramic Tile, Hardwood		
Front Exp:	West				
Parking:	Encl: 7 Total: 7 Quad or More Attached	Garage Dim:	29'0x21'10		
Features:	Balcony, Ceiling 10 ft., Deck, Patio, Wall Unit-Built-In				
Goods Included:	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings-All				
Goods Excluded:					
HOA Fee Incl:					

911 Address:		Heating Desc:	Paid For	Total Acres:	139.00
Road Access:	Gravel Driveway (to House), Paved	Power Desc:	Paid For	Acres Cleared:	
Water Supply:	Drilled Well	Phone Desc:	Paid	Acres Irrigated:	
Water GPM:		Sewer/Septic:	Septic Tank & Field	Acres Water Rgt	
Depth of Well:		Yr Sewer Cleaned		Acres Leasehold	
Water Report Yr:				# Parcels:	
Nearest Town:	Calgary			LP/Acre:	28,762.59
Directions:					

Listed By: ENGEL & VOLKERS CALGARY

List Date: January 17, 2017



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Rural Pincher Creek M.D.

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New Listing

January 17, 2017

Status

A

