

\$789,000 - 3 Southview Estates, Rural Pincher Creek No. 9, M.D. of

MLS® #A2268953

\$789,000

4 Bedroom, 3.00 Bathroom, 2,415 sqft
Residential on 5.37 Acres

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

Welcome to a private 5.37-acre retreat where open land, thoughtful design, and mountain living come together. This 2,415 square foot residence blends natural textures and warm finishes, creating a home that feels grounded in its surroundings. The setting is peaceful and elevated, surrounded by soft mountain horizon lines and a sense of quiet that is increasingly rare. Arrival feels special. A concrete patio with a pergola creates an inviting outdoor living space, ideal for slow mornings, fireside evenings, and long summer meals. Inside, the remodeled kitchen features wood-grain cabinetry, upgraded finishes, and a functional connection to the formal dining room for effortless hosting. Two distinct family areas allow for both gathering and quiet moments. The great room rises to vaulted ceilings and is anchored by a wood burning stove, setting the stage for evenings spent tucked in with good company. A second wood burning stove adds warmth throughout the main level. With four bedrooms and two and a half baths, the layout supports both everyday living and extended stays. The loft level is home to the private primary suite and ensuite, offering a quiet place to wind down. Main floor laundry brings convenience to daily life. Beyond the home, the property is thoughtfully equipped. A heated 47 by 30 quonset houses a well fed 1,250-gallon water storage tank with UV



purification, an incredible advantage for acreage living. A greenhouse, garden, chicken coop, and fenced pasture provide room for horses, hobby farming, or simply living closer to the land. Just minutes away, Lundbreck Falls and the surrounding provincial recreation area offer world-renowned fly fishing and access to endless adventure. Here, days are shaped by nature, space, and the freedom to live the way you choose. A rare opportunity to experience acreage living with comfort, function, and quiet mountain presence. This dream location offers stunning mountain views, waterfalls, hiking and ATV trails, fly fishing, skiing, and so much more.

Built in 1978

Essential Information

| | |
|----------------|---|
| MLS® # | A2268953 |
| Price | \$789,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 1 |
| Half Baths | 2 |
| Square Footage | 2,415 |
| Acres | 5.37 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------------|
| Address | 3 Southview Estates |
| Subdivision | NONE |
| City | Rural Pincher Creek No. 9, M.D. of |
| County | Pincher Creek No. 9, M.D. of |
| Province | Alberta |
| Postal Code | T0K1H0 |

Amenities

Parking None

Interior

Interior Features Ceiling Fan(s), Double Vanity, Kitchen Island, Storage, Vaulted Ceiling(s), Vinyl Windows, Beamed Ceilings

Appliances Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas, Wood Stove

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Wood Burning

Has Basement Yes

Basement Partial

Exterior

Exterior Features Private Yard

Lot Description Corner Lot, Garden, Farm, Seasonal Water

Roof Metal

Construction Wood Siding

Foundation Poured Concrete, Combination

Additional Information

Date Listed November 7th, 2025

Days on Market 2

Zoning GCR

Listing Details

Listing Office eXp Realty of Canada

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