

\$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	1 and Half Storey, Acreage with Residence
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	Beamed Ceilings, Ceiling Fan(s), Double Vanity, Kitchen Island, Storage, Vaulted Ceiling(s), Vinyl Windows
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	12
Zoning	GCR

Listing Details

Listing Office	eXp Realty of Canada
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.