

# Wildlands Ranch, Rocky Mountains, Alberta

324 acre ranch just a short drive from Waterton National Park



Wildlands Ranch, Alberta



Spectacular ranch lying in the foothills of the Rocky Mountains, just outside world famous Waterton National Park is available for purchase.

- Property is located almost midway between the town of Pincher Creek and Waterton National Park.
- Wildlands Ranch offers total privacy without isolation. Pincher Creek has a hospital and a municipal airport with 6,000 foot runway.
- Waterton National Park includes some of the oldest mountains in North America. The park includes approximately 505 square kilometers of prairies, lakes and mountains.
- One of the original CP Hotels – the Prince of Wales Hotel – built in the 1920's, is the classic image of Waterton National Park. The Park connects with Glacier National Park in Montana, USA.
- Wildlife in the area includes grizzly bears, black bears, moose, bison, deer, 250 species of birds, and 24 species of fish. The area is also renowned for rare species of plants and wildflowers.
- Hunting permitted on the ranch with permits.
- The house on the property was built in 2006, and is 3,356 square feet in size with 5 bedrooms including a master bedroom. The house also includes a custom kitchen, walk in pantry, theatre room, 500 square foot porch and 1,200 square foot deck that wraps around the house.
- Property includes a barn with horse stable, and a fenced equestrian area.

**Property available for \$3,339,900 CDN \***

*\*All furniture, 2 All Terrain Vehicles, trucks, tractor, tools, etc. also available for additional \$250,000*

**COLDWELL  
BANKER**



**Dean Lapointe**  
ONM, FRI, RI, CMR  
Cell: 604-375-7411  
Office: 604-879-8989  
Email: deanlapointevancouver@gmail.com