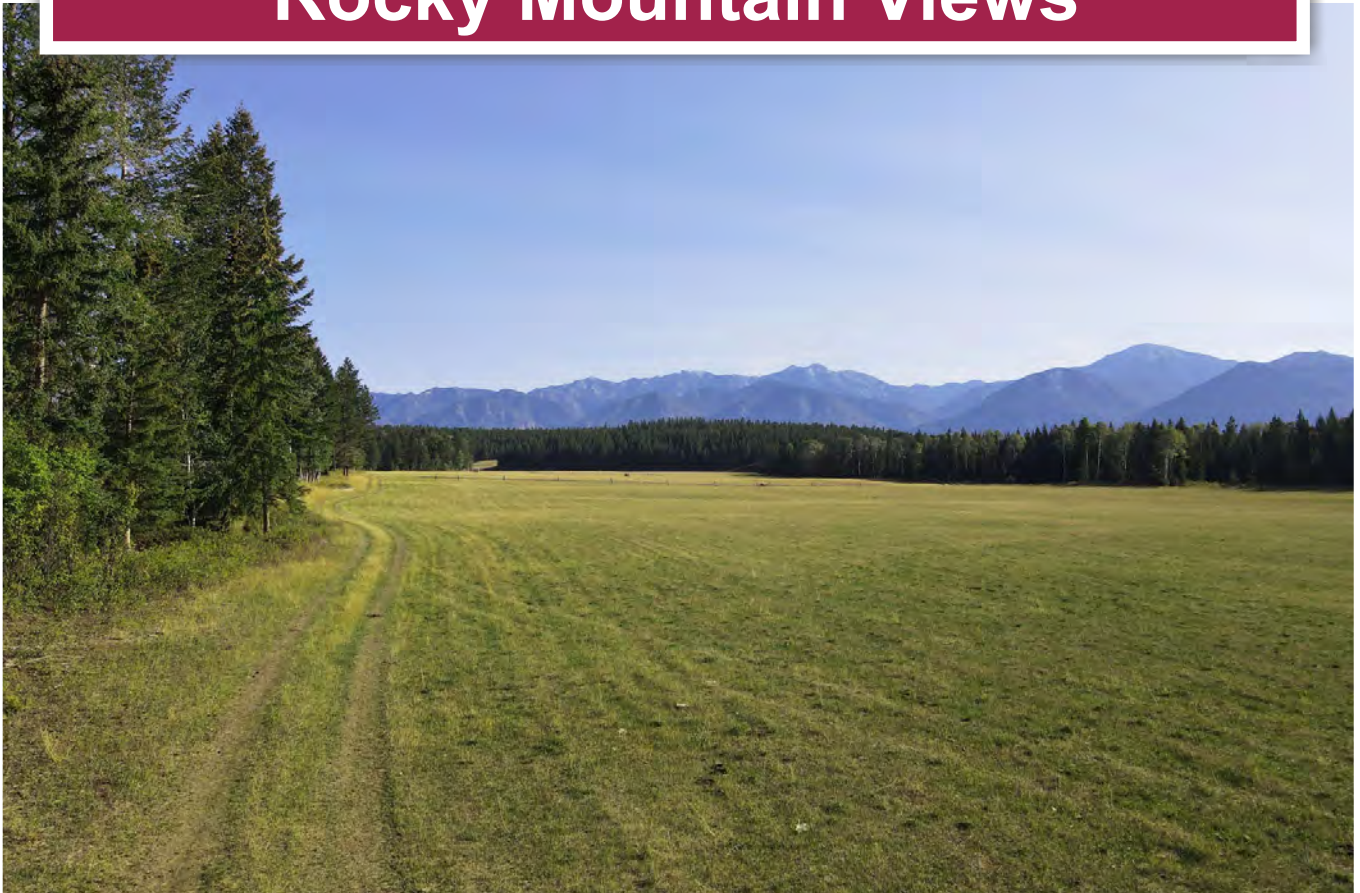




## **Trophy Private Acreage with Rocky Mountain Views**



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# Trophy Private Acreage with Rocky Mountain Views - Invermere, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	22202
<b>Price:</b>	\$2,190,000
<b>Taxes (2022):</b>	\$152
<b>Size:</b>	248 acres

## DESCRIPTION

I've been selling rural property in British Columbia for many years, and it's not often I get this excited about a piece of real estate. This is a true legacy property. This 248-acre parcel is only 3.5 km from downtown Invermere, but when at the property you feel like you're tucked into some of BC's most stunning backcountry. Excellent access on year-round maintained road. Absolutely spectacular views to the east to the Rocky Mountain range as well as the Purcell Range to the west. With complete privacy, this trophy acreage backs onto a massive swath of Crown land that is absolutely teeming with wildlife. It's not uncommon to see deer, elk, bears and even moose at certain times of year.

This property is of a quality to support the construction of a high-end home. There are stunning views in every direction and multiple building sites. Perhaps the most logical location to build your cabin or dream home is towards the southwest side of the property looking back to the east towards the towering peaks of the Rocky Mountains. Power is available and has already been run halfway down the property towards the western edge. Current buildings on the property consists of a small pump house and hay shed.

Water for the productive the 85 acres of hayfield is provided by a water licence on Sunlight Creek which runs through the property year-round. The hayfield is currently irrigated by wheel lines. The property is fully fenced and would be well-suited as a high-end equestrian property or small cattle operation. A second creek named Goldie Creek also flows through year-round and adds additional character to the estate. This is a true four season gem suitable for year-round living or as a recreational retreat.

Please note all merchantable timber on the property is not included in the sale price. The current owner will be completing their logging activities on the property prior to completing the sale to a new owner.

Large parcels of land only such as this one which are only minutes to down are extremely rare. The central location means you are literally only minutes to shopping, Panorama Ski Resort and championship golf courses. Come experience the mountains, nature, awe inspiring and breathtaking views, endless wildlife and unlimited space. Located only a shorty hop to Banff, Calgary and the Canadian Rockies International airport.

## LOCATION

Potter Road - Invermere, BC

## DIRECTIONS

Please refer to the mapping section of this listing.

## MAP REFERENCE

50°28'14.18"N and 116° 4'2.70"W

## AREA DATA

### Invermere, BC

Nestled between the Purcells and the Rocky Mountains in the beautiful Columbia Valley, you will find Invermere on the Lake. Located in southeastern British Columbia, Invermere is the perfect place to call home. With ideal weather conditions on the warm side of the Rockies, you can enjoy our lakes, hot springs, a variety of golf courses and farmers' markets, world-class hiking and biking trails, two mountain ski resorts, ziplining and the home of the Whiteway, the world's longest outdoor skating trail that also provides a cross-country ski track around Lake Windermere.

### Radium Hot Springs

Located on the warmer side of the Rockies, the village of Radium Hot Springs BC is one of the very best mountain vacation destinations in the country. Bordering the Columbia River to the west and Kootenay National Park to the east, it is only a 3-hour drive from Calgary through some of the most breathtaking mountain scenery you'll ever see and a great destination for a fabulous holiday.

You will definitely want to relax in the world-famous Radium Hot Springs open-air, odorless mineral pools, surrounded by natural rock walls. Relax in the soothing waters of the hot soaking pool, kept at a perfect 39°C/103°F. Then take a dip in the cool plunge pool which has a steady temperature of 27°C/84°F. Afterwards, enjoy the steam room or visit the Pleiades Spa for a massage, aromatherapy or wellness treatment.

## RECREATION

- Arts
- Hunting
- Fishing
- Arenas & curling clubs
- Badminton
- Baseball
- Biking/cycling

- Climbing wall
- College of the Rockies
- Columbia Valley Centre
- Dance
- Figure skating
- Fitness
- Golf
- Gymnastics
- Hockey
- Library
- Martial arts
- Skiing
- Soccer
- Special Olympics
- Swimming
- Ultimate frisbee
- Yoga
- Mountain Om Yoga & Wellness Studio

## BOUNDARIES

Please see mapping section (all boundaries are approximate).

## SERVICES

- Telephone
- Internet
- Cell coverage
- Power
- Water licences

## IMPROVEMENTS

- Hay shed
- Pump house

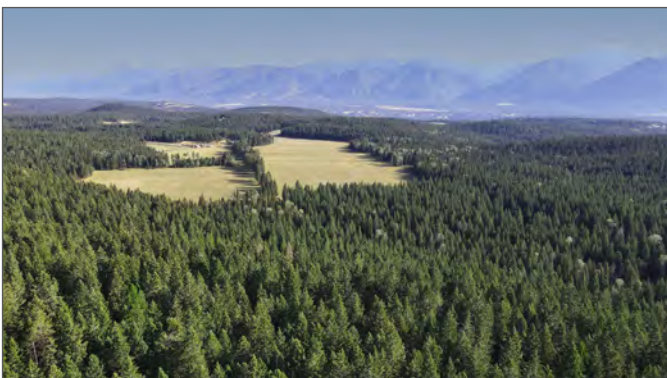
## ZONING

- RR - Rural Resource
- WP - Watershed Protection

## LEGAL

DISTRICT LOT 7156 KOOTENAY DISTRICT  
EXCEPT PART IN PLAN NEP21548  
PID 011-721-871

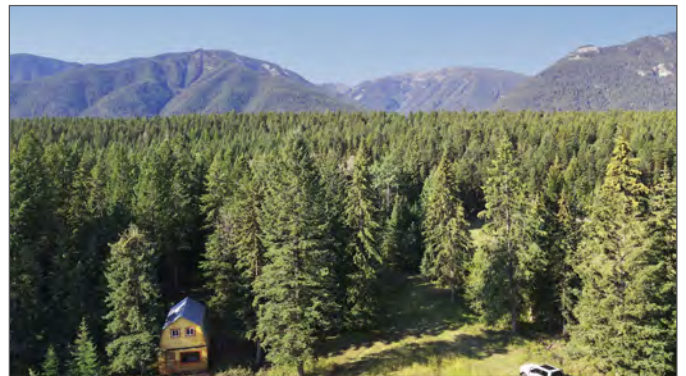
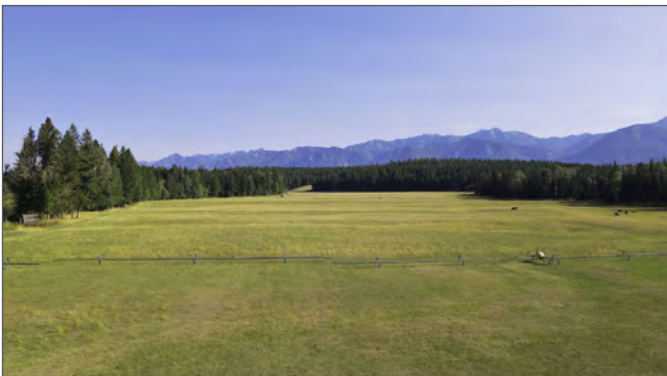




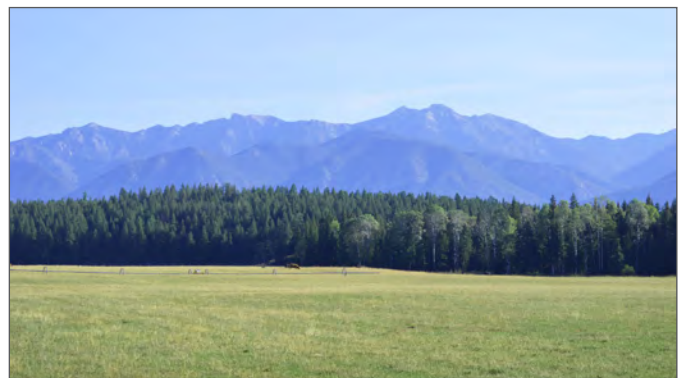
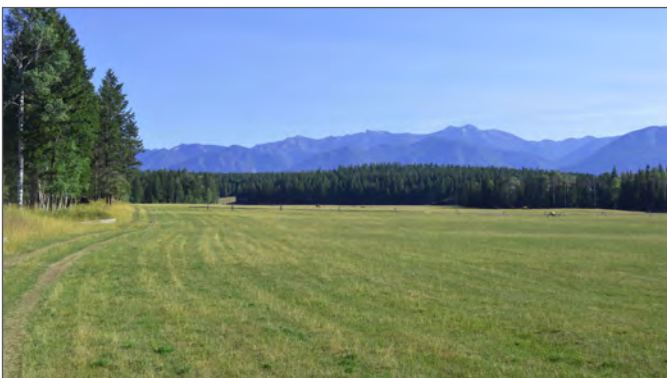
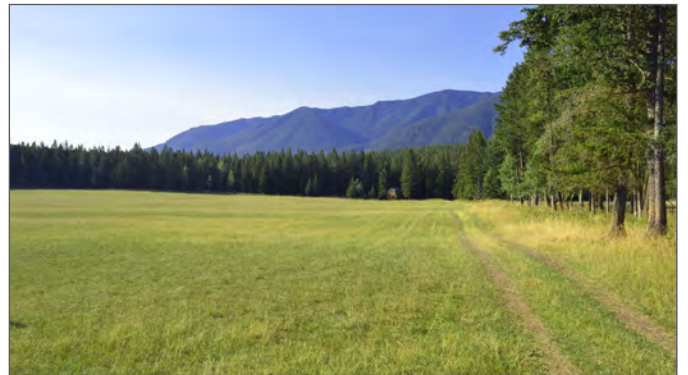




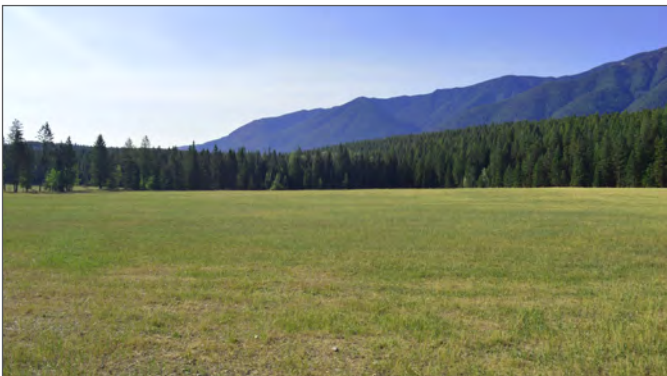








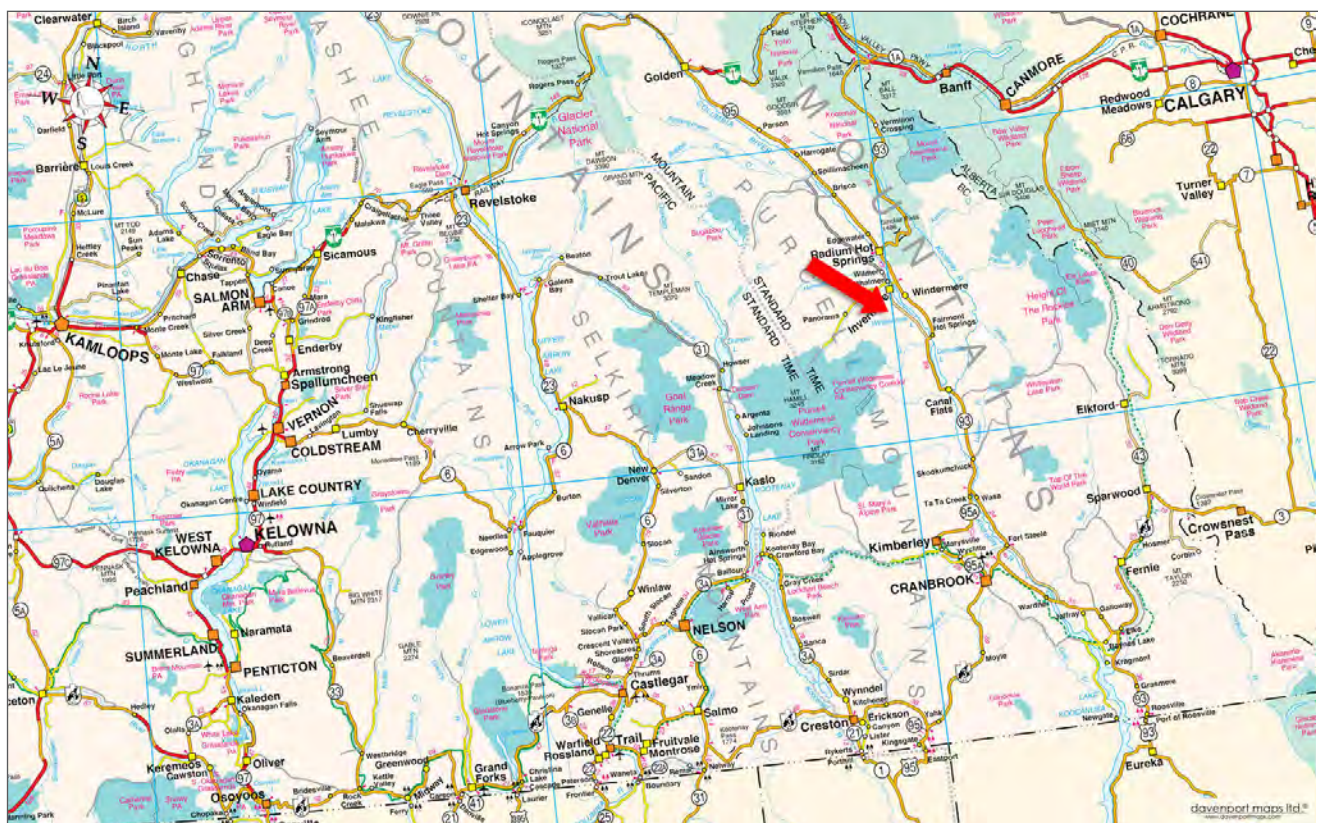
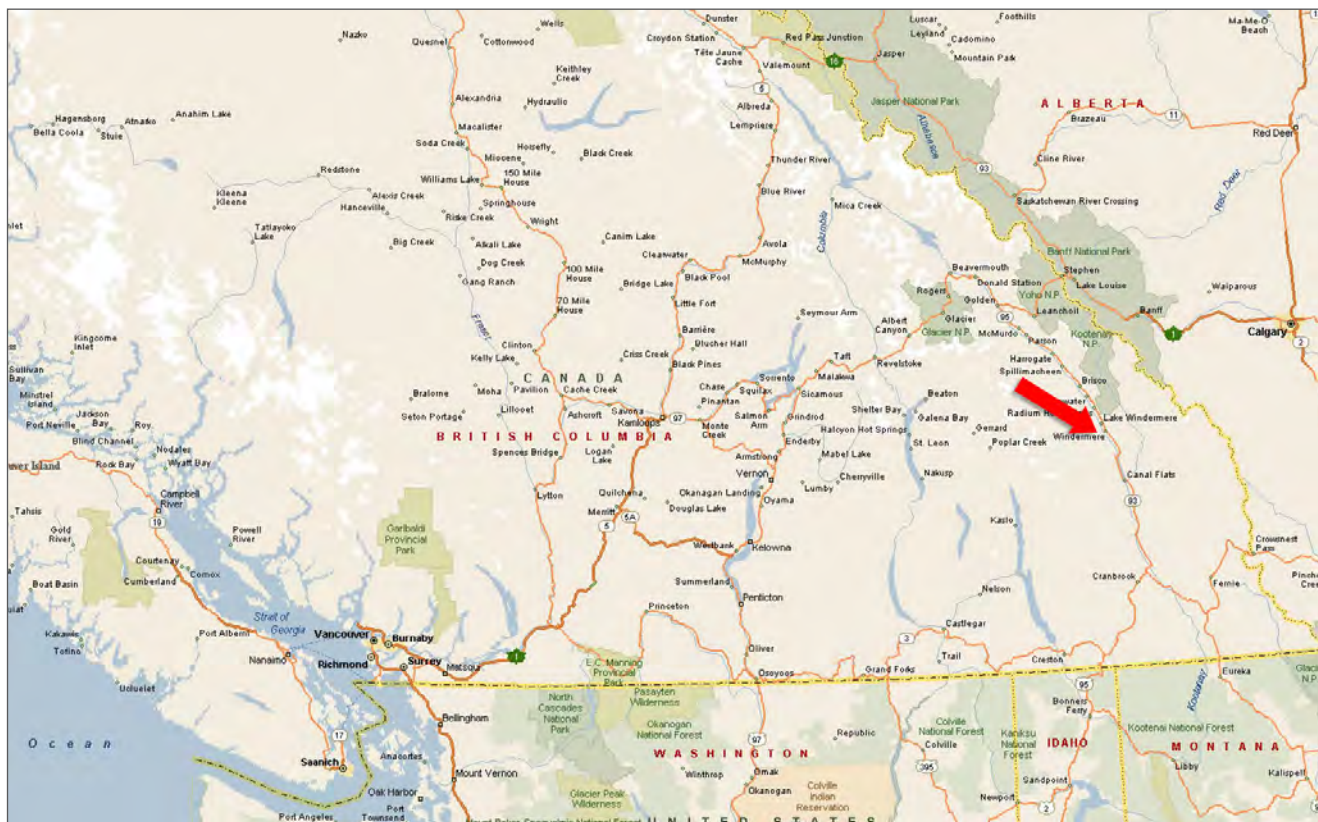




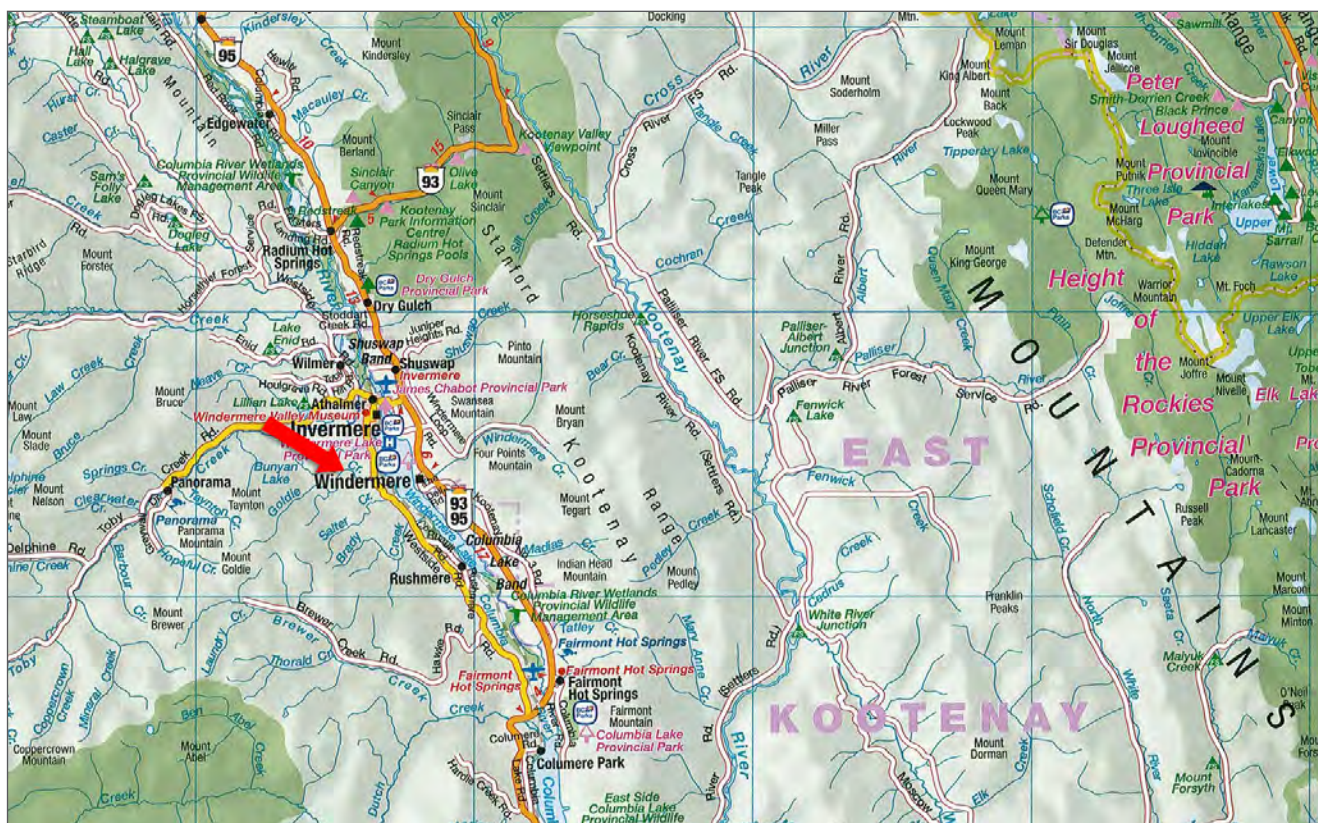
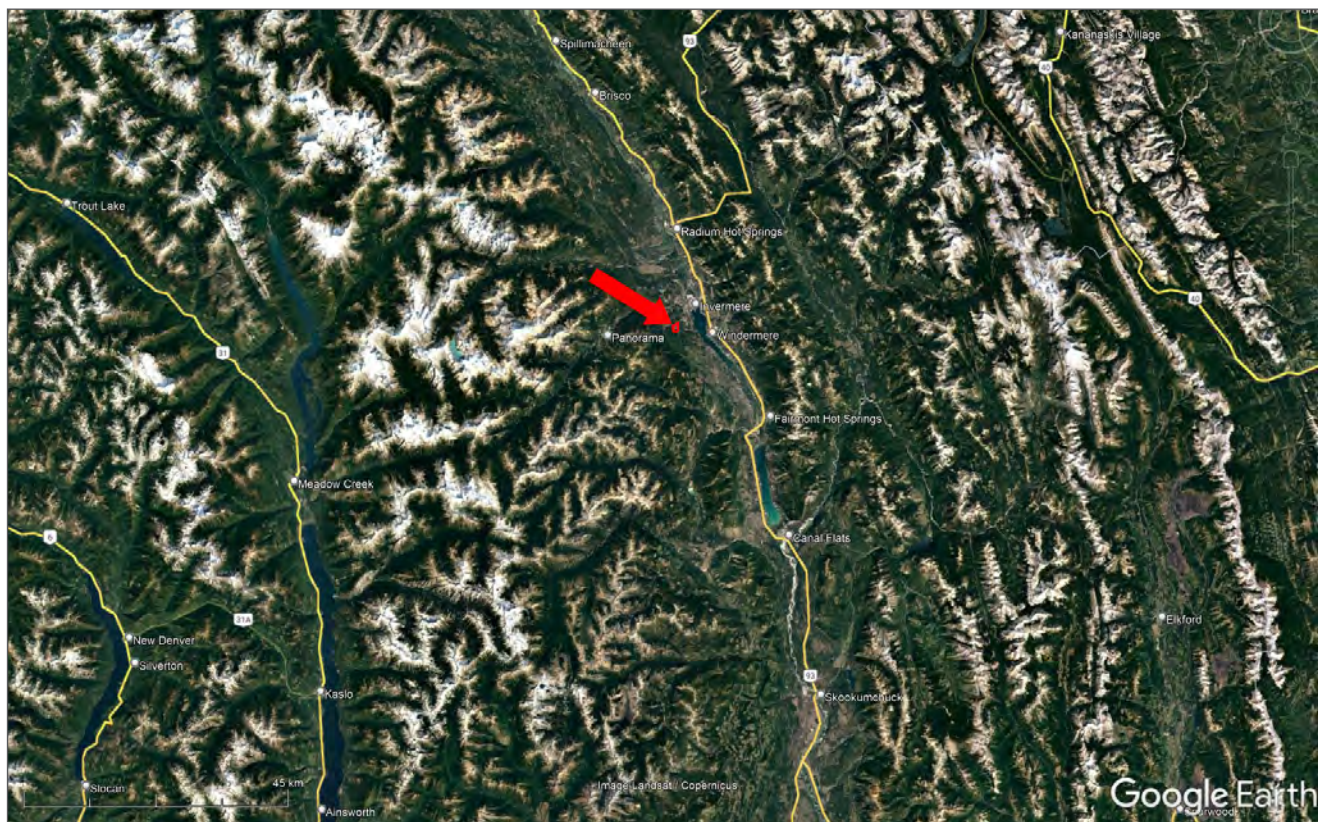




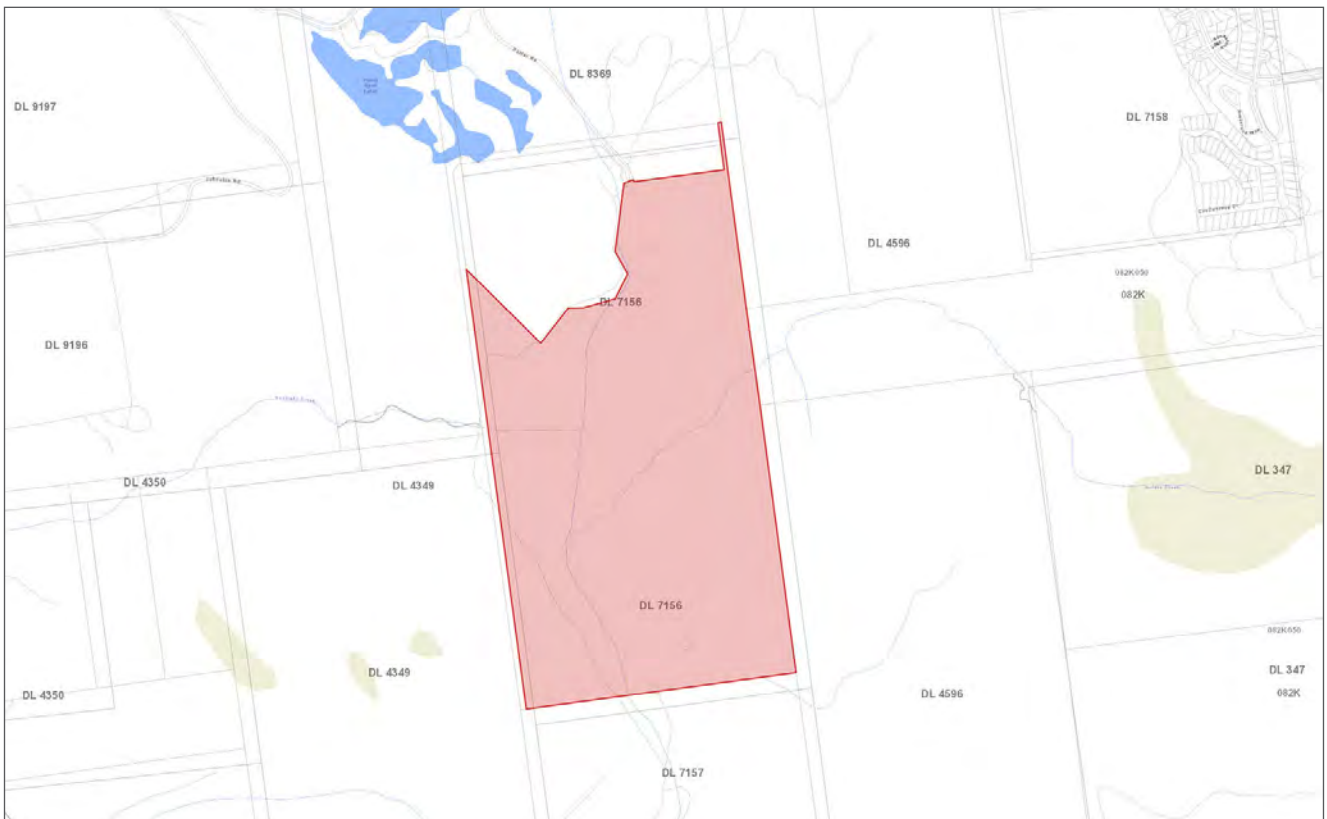




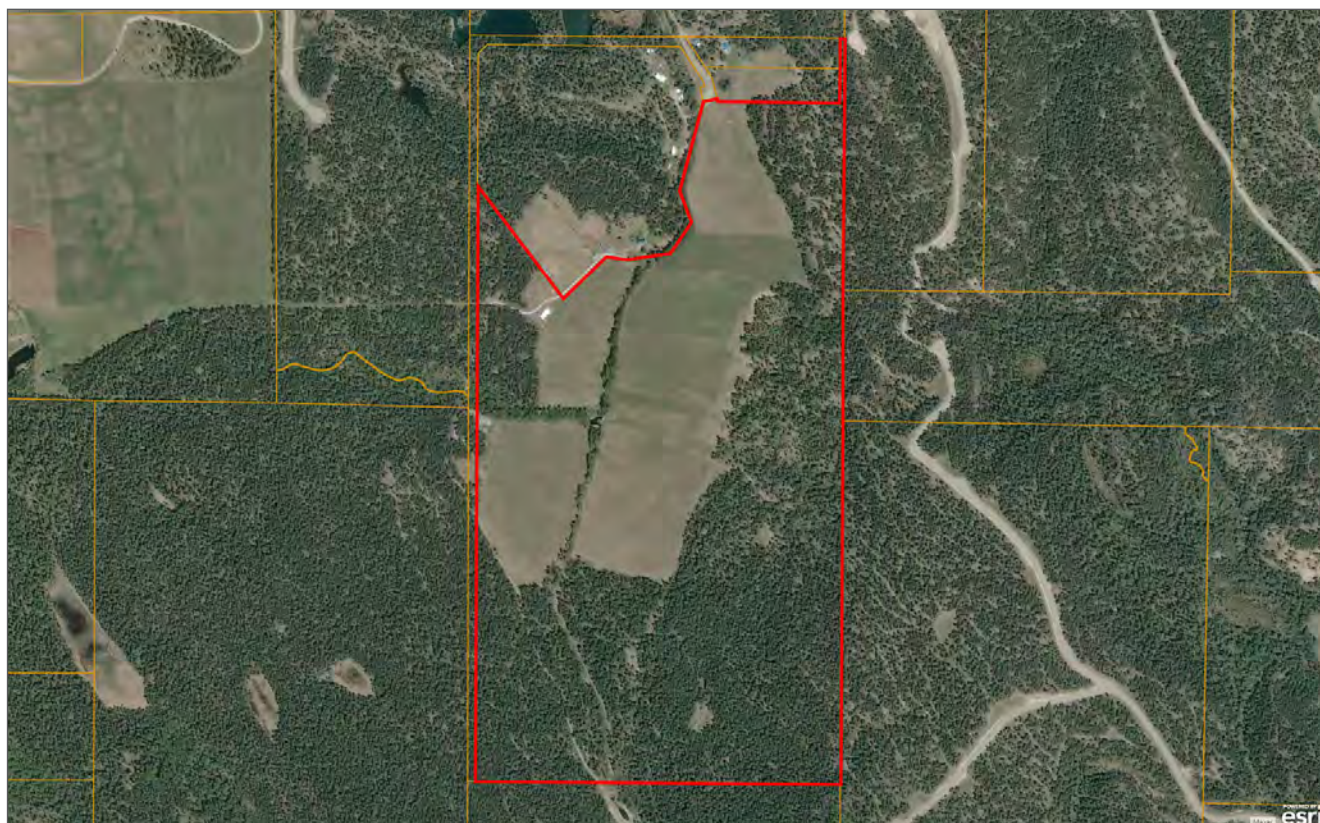
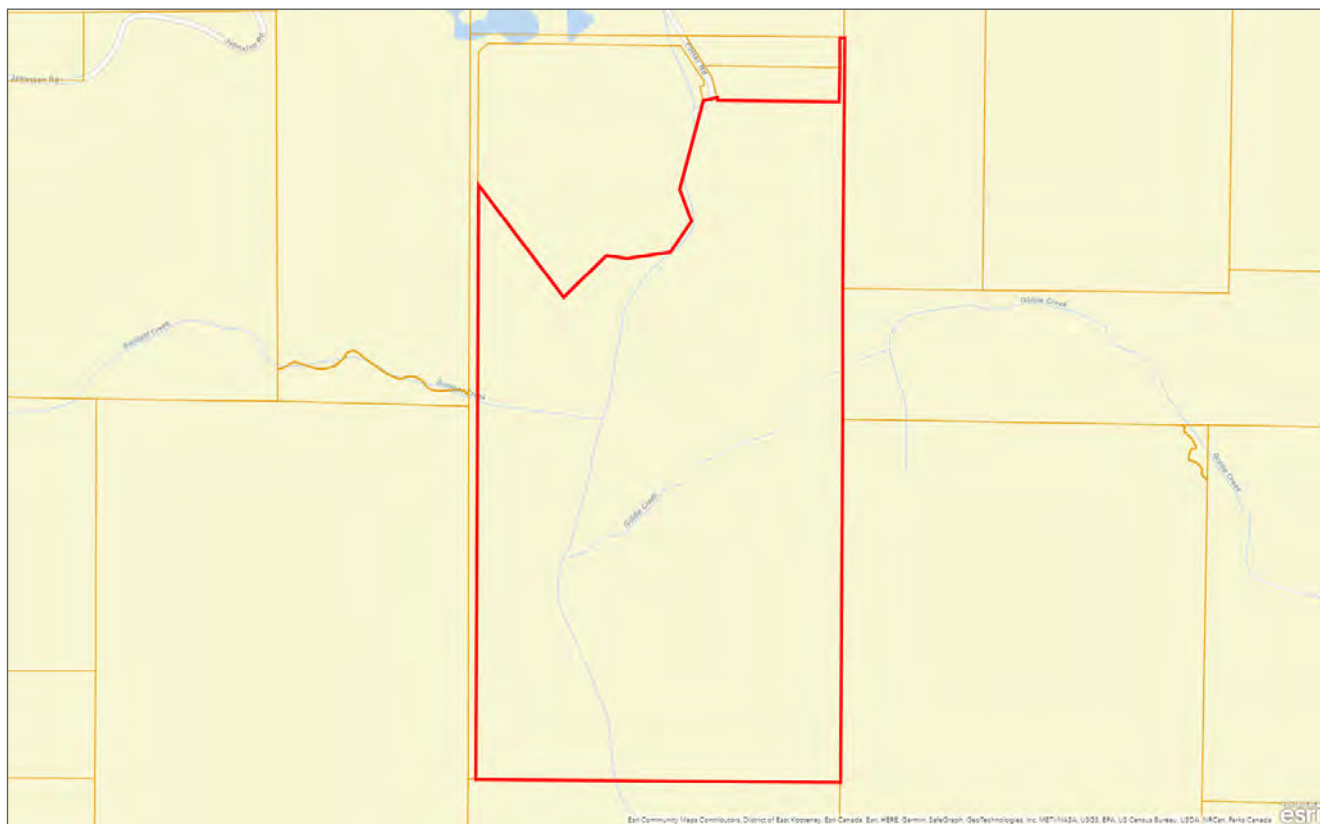














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