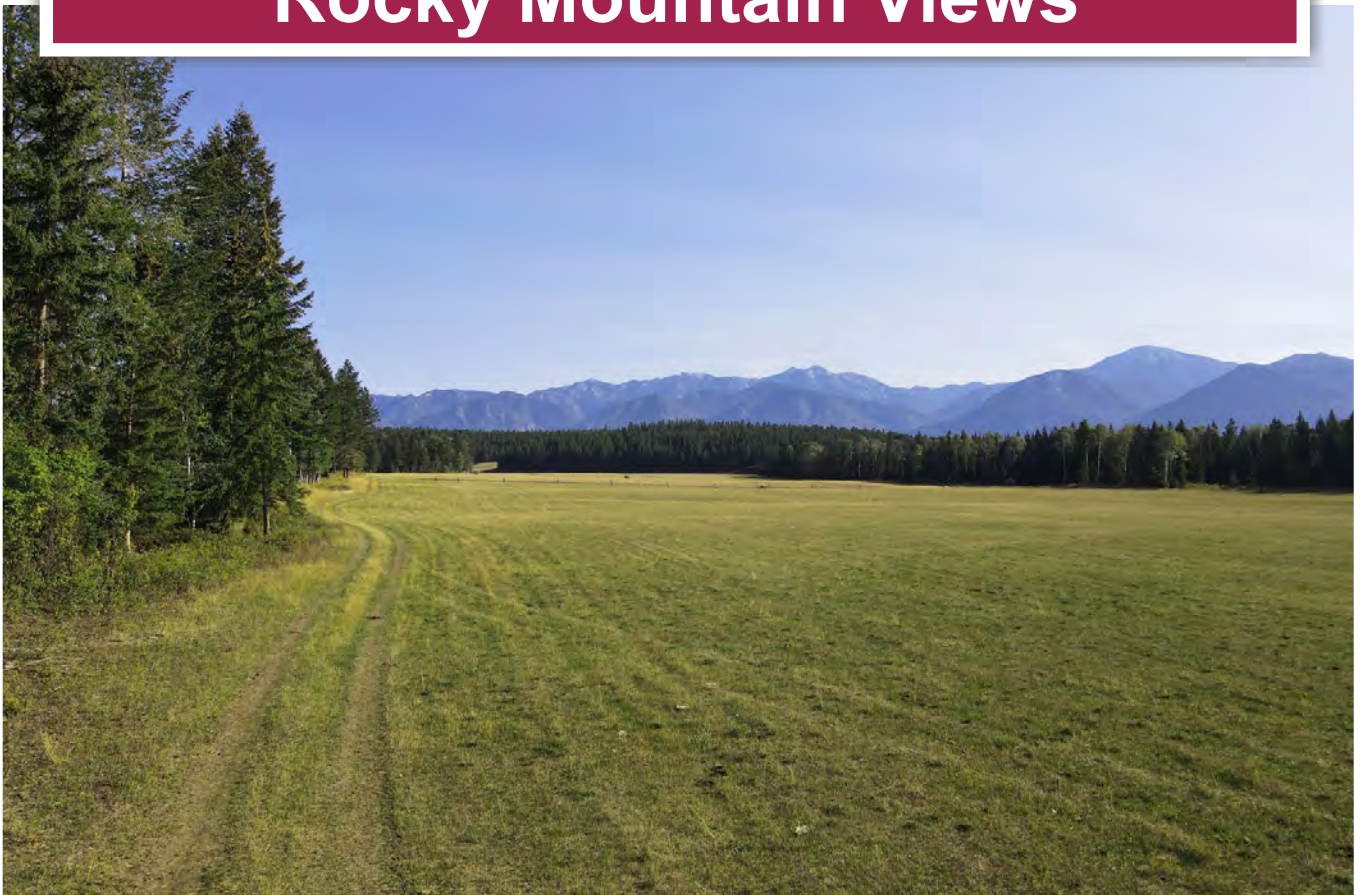




**Trophy Private Acreage with  
Rocky Mountain Views**



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

## PROPERTY DETAILS

<b>Listing Number:</b>	24208
<b>Price:</b>	\$2,190,000
<b>Taxes (2024):</b>	\$3,028.77
<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 you 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 has been recently logged. The logging has opened up the view corridors even more and towering peaks are now visible in 360 degrees.

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 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

The most popular recreational activity in Invermere is enjoying the vast array of outdoor adventures centered around Lake Windermere and the surrounding Columbia Valley. Lake Windermere is the heart of the town's recreational life, offering a multitude of water-based activities that attract locals and tourists alike. In the summer, the lake becomes a bustling hub for swimming, boating, kayaking, and paddleboarding, with its warm, calm waters providing ideal conditions for all ages. The town's two main beaches, Kinsmen Beach and James Chabot Provincial Park, are perfect spots for sunbathing, picnicking, and family gatherings, with facilities that cater to both relaxation and more active pursuits.

In the colder months, the focus shifts to the mountains and the lake's transformation into a winter wonderland. Skiing and snowboarding at Panorama Mountain Resort, located just a short drive from Invermere, are among the most popular winter activities, offering challenging terrain and stunning views. The lake itself becomes one of the longest skating paths in the world, where ice skating and hockey are beloved winter pastimes. Whether it's the serene beauty of a paddle on Lake Windermere, the thrill of skiing at Panorama, or the simple joy of skating on a frozen lake, Invermere's recreation options are deeply intertwined with the natural beauty of its surroundings, making it a year-round destination for outdoor enthusiasts.

- 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

## HISTORY

Invermere is a town with a rich history tied to the development of the Canadian Pacific Railway and the settlement of the Columbia Valley. The area was originally inhabited by the Ktunaxa people, who lived off the land and used the Columbia River as a vital transportation route. European settlers arrived in the late 19th century, drawn by the promise of fertile land and the opportunities brought by the railway. Invermere was officially established in 1912 as the terminus of a branch line of the Canadian Pacific Railway, which helped the town grow as a hub for agriculture and tourism.

Invermere's early economy was primarily based on agriculture, particularly fruit farming, but it also became a popular destination for outdoor recreation, attracting visitors with its stunning natural scenery, including Lake Windermere and the surrounding mountains. The construction of roads and bridges in the early 20th century further boosted tourism, making Invermere a key gateway to the Columbia Valley. Today, Invermere continues to thrive as a



popular tourist destination, known for its outdoor activities and vibrant arts community.

## BOUNDARIES

Please see mapping section, all boundaries are approximate.

## SERVICES

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

## IMPROVEMENTS

- Hay shed
- Pump house

## ZONING

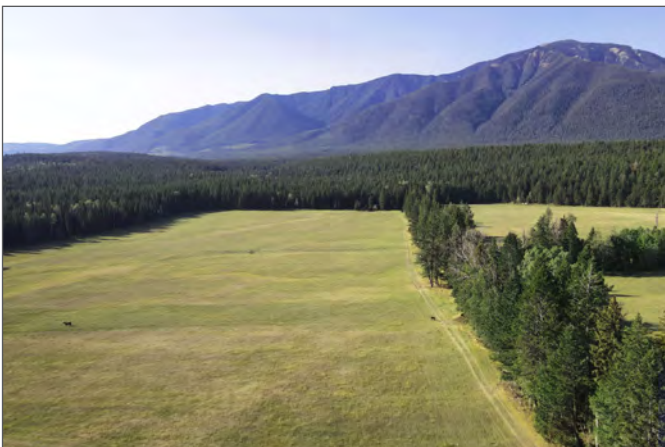
- RR - Rural Resource
- WP - Watershed Protection

## LEGAL

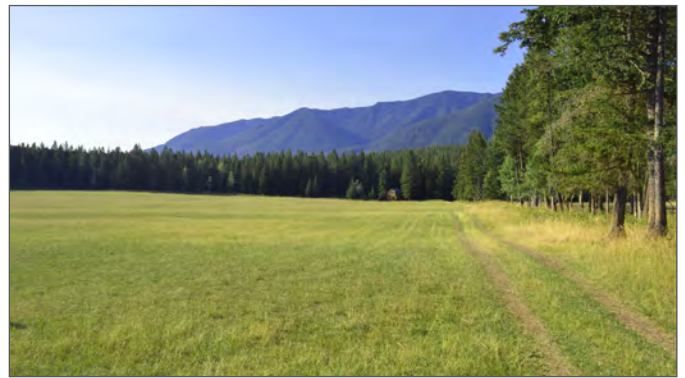
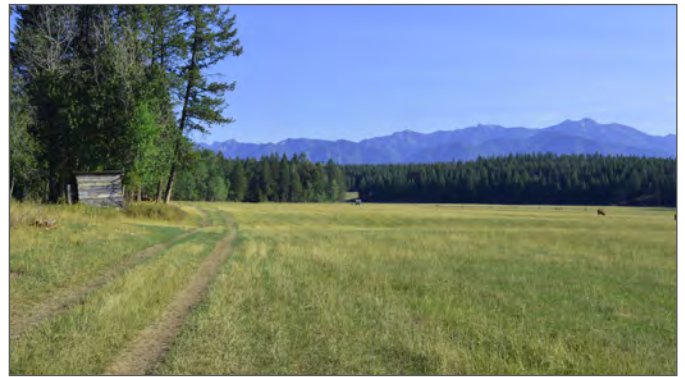
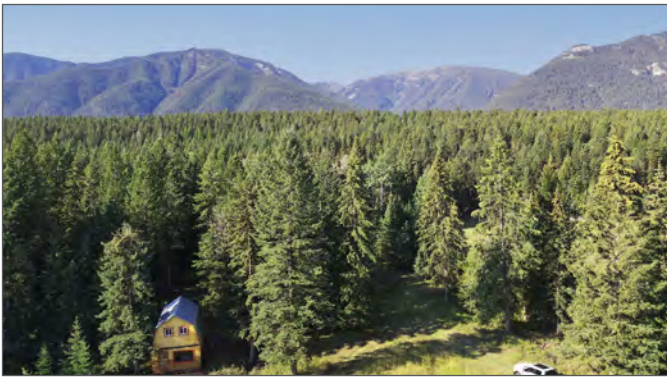
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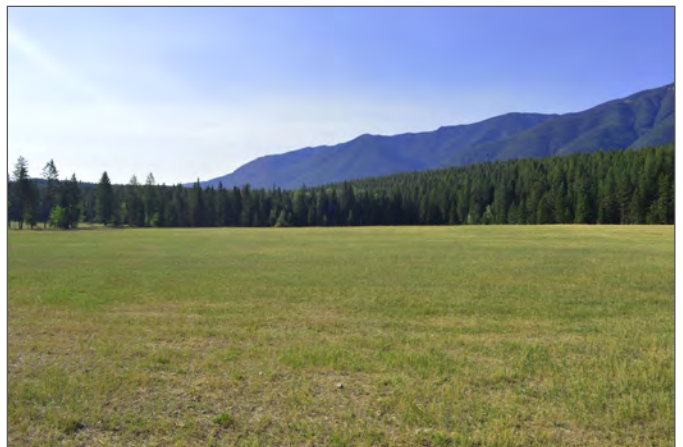
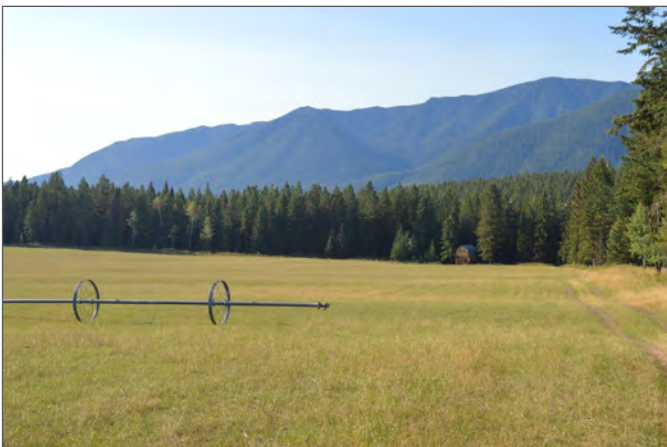
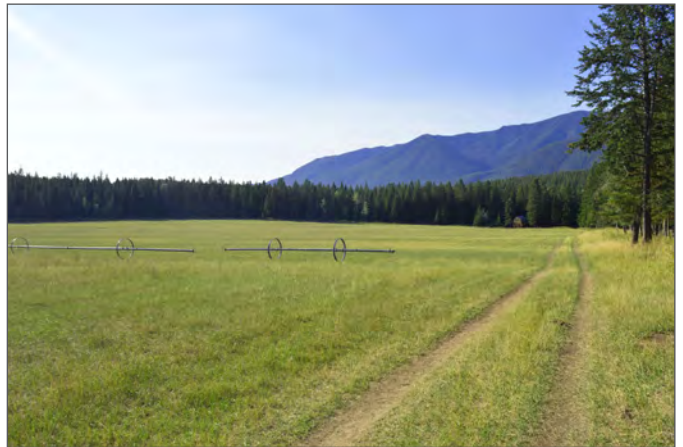
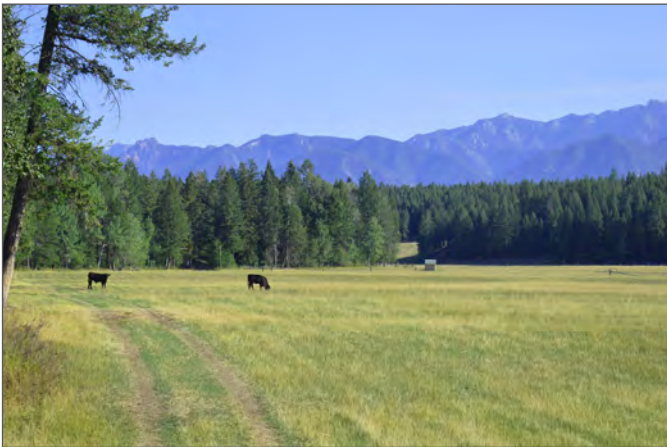
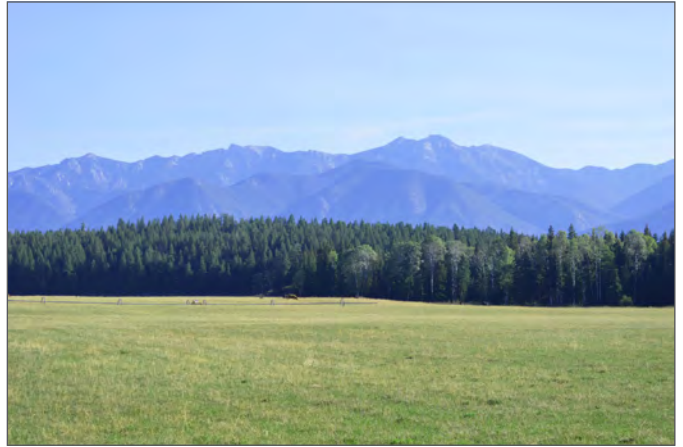




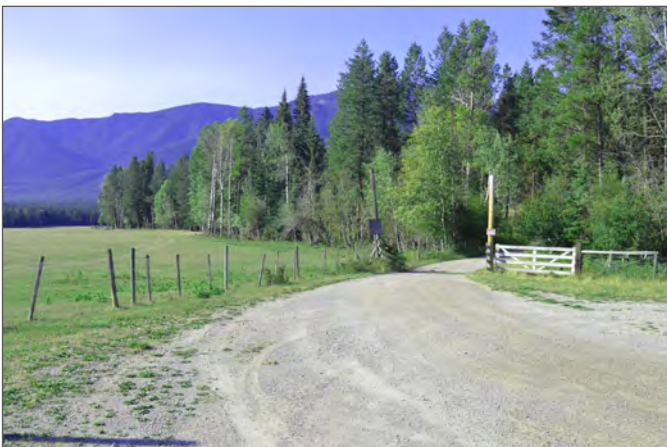




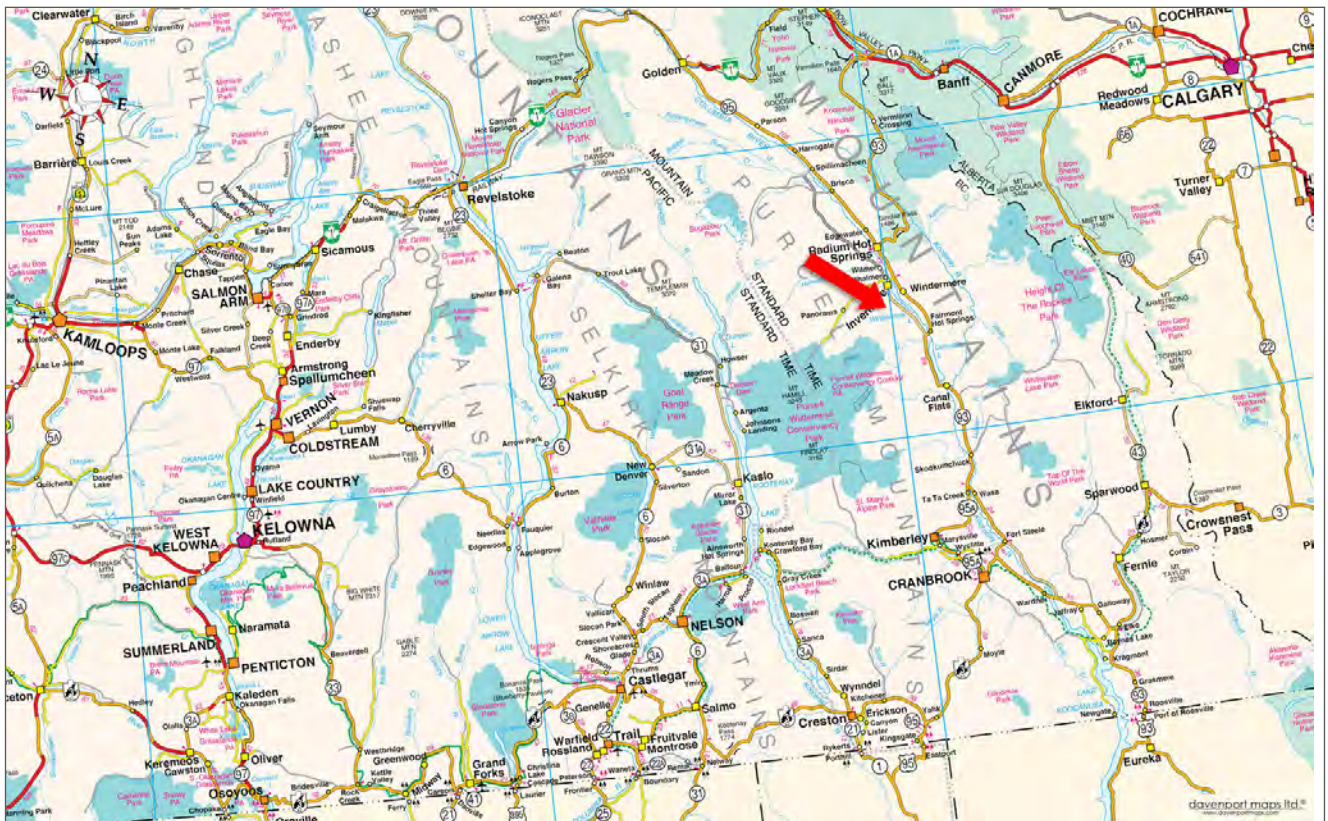
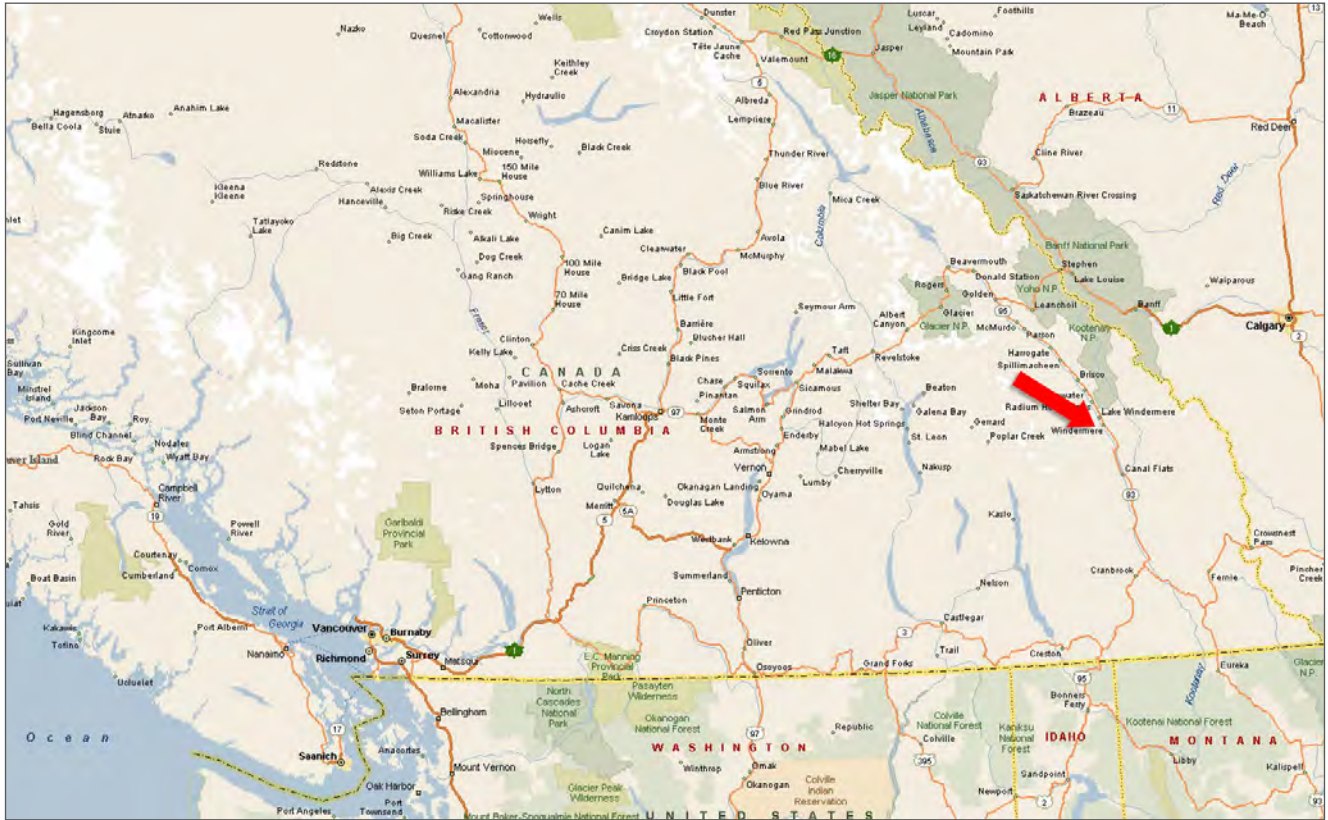




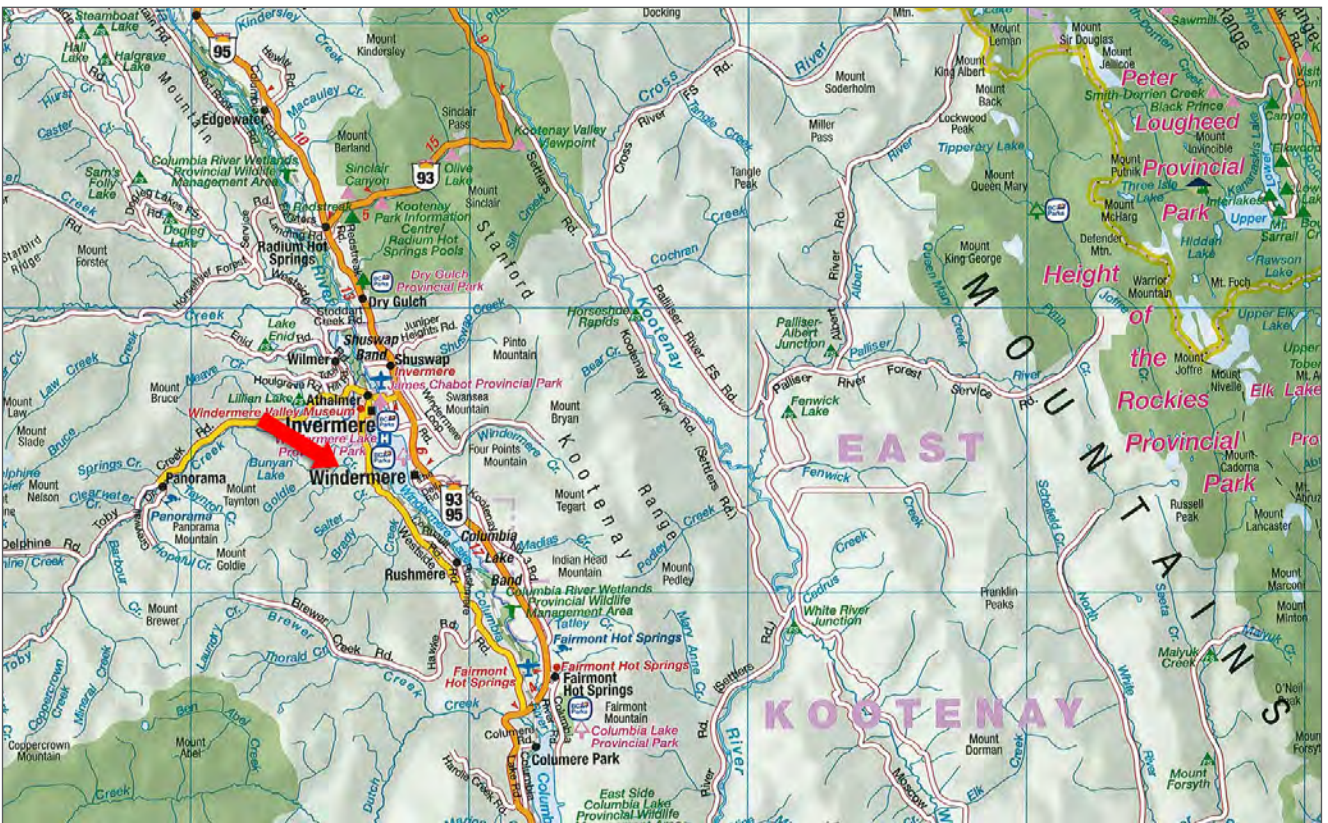
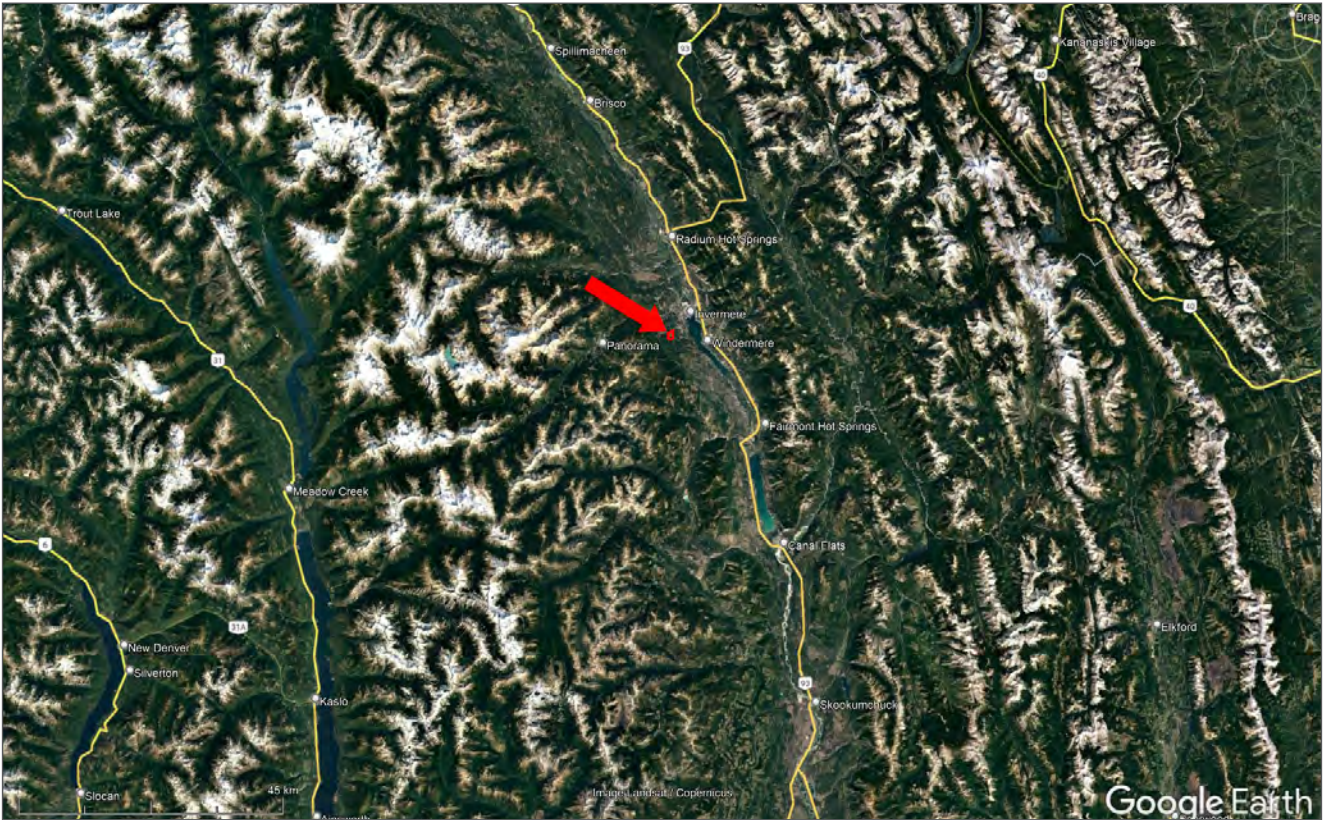








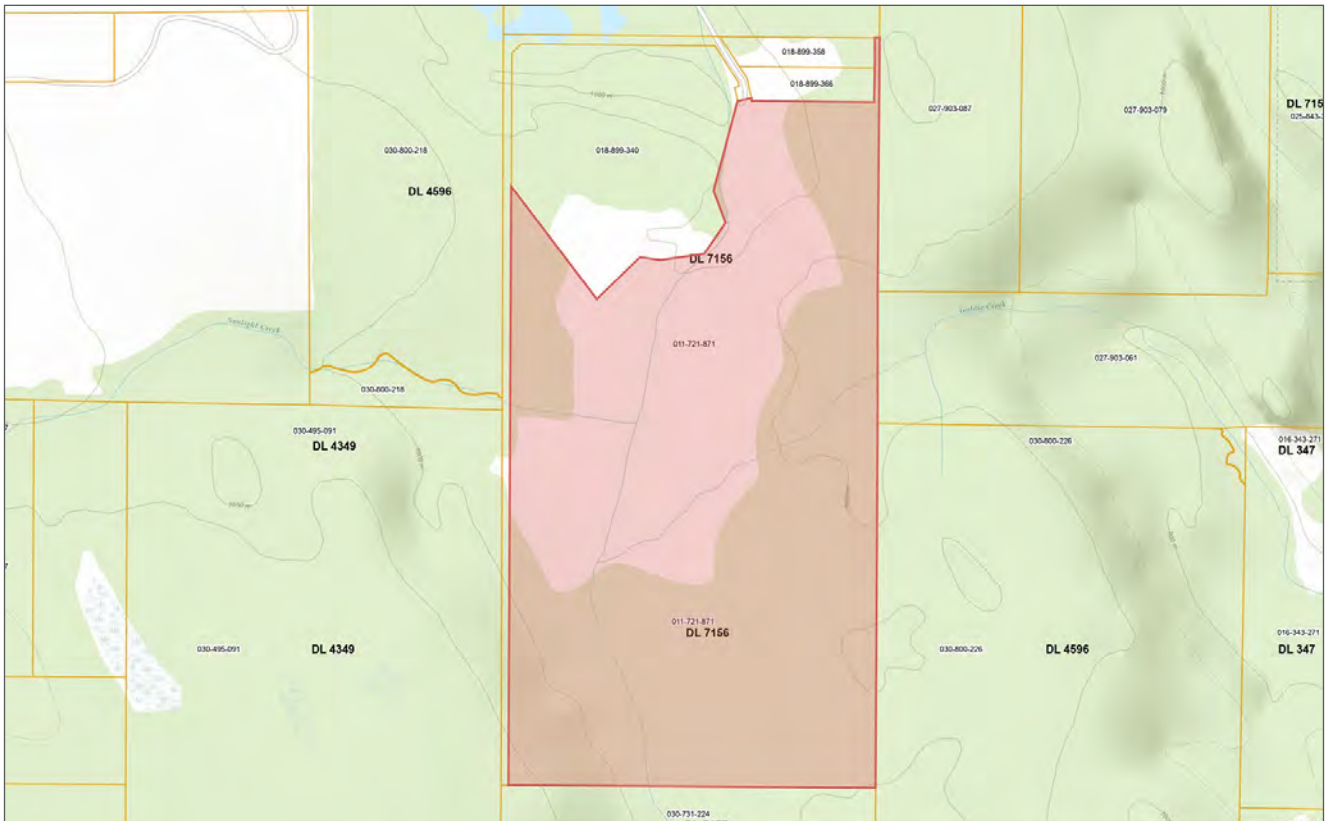
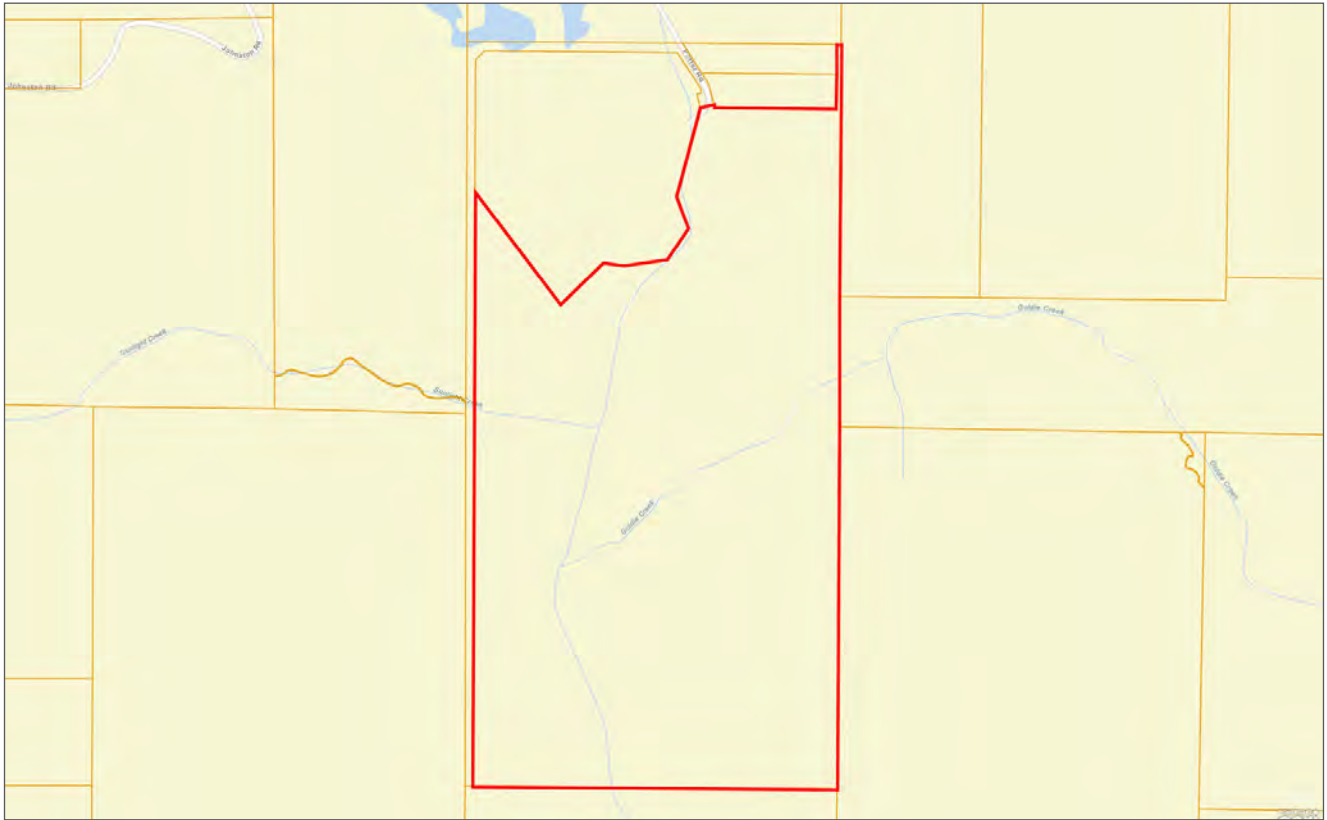














# Notes

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