

# \$7,500,000 - 2175 Westside Road, Invermere

MLS® #10341738

**\$7,500,000**

5 Bedroom, 3.00 Bathroom, 3,369 sqft

Single Family on 72.70 Acres

Brady Creek Ranch, Invermere, British Columbia

Welcome to Brady Creek Ranch, a breathtaking 72-acre estate that seamlessly blends rich history with modern luxury. This is a one-of-a-kind ranch offers the ultimate in comfort, privacy, and opportunity. At the heart of the property is a luxurious five-bedroom rancher-style home designed for both entertaining and relaxed living. Inside, you'll find expansive living spaces, wood-burning fireplaces in both the living and family rooms, and a country-style kitchen with granite countertops that's perfect for gatherings large or small. A built-in sound system and TV's flow throughout the home, setting the perfect mood in every room. Step outside to your own private oasis – an outdoor pool and hot tub and bar area and a custom-carved totem pole. This property includes three detached garages, ample for storage, workshops, or recreational vehicles. Down by the lake, the log lake house overlooks the water – a magical place for weddings or serene retreats. The crown jewel is the fully renovated events barn; a renowned space for hosting weddings, celebrations, and large events. No detail has been overlooked in its transformation. Brady Creek flows along the property with water rights dating back to 1983 with a custom-built water system ensures reliable service across the entire ranch. There is a 53-kilowatt solar power system tied into the grid, dramatically reducing energy costs. This is more than just a ranch – it's a



legacy property, it's a lifestyle! (id:36535)

Built in 2015

### Essential Information

Listing #	10341738
Price	\$7,500,000
Bedrooms	5
Bathrooms	3.00
Square Footage	3,369
Acres	72.70
Year Built	2015
Type	Single Family
Sub-Type	Freehold
Style	Ranch

### Community Information

Address	2175 Westside Road
Subdivision	Brady Creek Ranch
City	Invermere
State	British Columbia
Zip Code	V0A1K0

### Amenities

Amenities	Golf Nearby, Recreation, Schools, Shopping, Ski area
Utilities	Cable, Electricity, Telephone, Sewer, Water
Features	Private setting, Central island, Jacuzzi bath-tub
Parking Spaces	20
Parking	Attached Garage, Heated Garage, Oversize, RV, See Remarks
# of Garages	7
View	Lake view, Mountain view, Valley view, View (panoramic)
Has Pool	Yes
Pool	Inground pool, Outdoor pool, Pool

### Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Gas, Microwave, See remarks, Washer, Water purifier, Water softener, Wine Fridge, Oven - Built-In
Heating	Wood Forced air, Heat Pump, Stove
Cooling	Heat Pump

Has Basement	Yes
Basement Type	Full
Fireplace	Yes
Fireplace Fuel	Wood
Fireplace Type	Conventional
# of Stories	1

### **Exterior**

Exterior	Wood siding, Other
Exterior Features	Landscaped, Underground sprinkler
Roof Material	Cedar shake,Metal
Roof Style	Unknown,Unknown

### **Additional Information**

Zoning	Agricultural
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### **Listing Details**

Listing Office	Courtesy Of Barry Benson Of Royal LePage Rockies West
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