

**434 Starlight Way**  
**Rural Pincher Creek No. 9, M.D. of, Alberta**

**MLS # A2200693**



**\$1,300,000**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Castle Mountain Resort          |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 3,293 sq.ft.                    | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 6                               | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Single Garage Attached          |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                       |               |                  |
| <b>Lot Feat:</b> | See Remarks                     |               |                  |

|                    |                                                                                          |                   |             |
|--------------------|------------------------------------------------------------------------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                  | <b>Water:</b>     | See Remarks |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                                        | <b>Sewer:</b>     | Sewer       |
| <b>Roof:</b>       | Asphalt Shingle                                                                          | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Finished, Full                                                                           | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame                                                      | <b>Zoning:</b>    | CMDR        |
| <b>Foundation:</b> | Poured Concrete                                                                          | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |                   |             |

**Inclusions:** 2 x Microwaves, 2 x Refrigerators, Stove, 2 x Dishwashers, 2 x Stacked Washer and Dryer, Wine Refrigerator, Garage Door Opener, Gas Heater in Garage

Discover your family's dream investment at this boutique ski resort, where memorable moments await for generations. This luxurious property is a winter wonderland and transforms into an outdoor paradise in summer, offering thrilling mountain biking and scenic hiking trails amidst stunning alpine views. Castle Mountain Resort, known for its impressive slopes, features nearly 900 acres of ski terrain, with a new high-speed quad chairlift set to enhance offerings by 25% in 2025, and over 2,600 vertical feet for all skill levels. In addition to skiing, the resort offers an established restaurant, ski chalet, excellent ski schools, and rental facilities, fostering a vibrant community filled with recreational opportunities and future growth. This brand-new, ski-in/ski-out property by Stone Developments boasts nearly 3,300 square feet of elegantly designed living space with a progressive warranty. Its low-maintenance exterior includes beautiful stone, composite siding, vinyl decking, and aluminum glass railings. Inside, the spacious living area features massive windows, soaring 10-foot ceilings, and a stunning wood-burning fireplace with a contemporary concrete hearth. Step outside through the 8-foot patio doors to your private oasis, just steps to the ski hill. The kitchen dazzles with high-end finishes, including a quartz island, stainless steel appliances, and a beautiful quartz backsplash. The large dining area offers sweeping 180-degree views of the Rocky Mountains and a deck with a gas hook-up and the potential for a hot tub. On the third floor, you'll find luxurious vinyl plank flooring, a primary bedroom with two closets, and an ensuite featuring dual sinks, a floating vanity, and a steam shower. 2 additional bedrooms at the back with Laundry & bonus room for movie nights! The private basement suite includes a bar area, two bedrooms, and a modern bathroom,

providing rental opportunities or a separate retreat. The oversized single-car garage (14 x 23) features a gas overhead heater, epoxy floors, and 10 x10 overhead door with glass inserts. The home is equipped with two furnaces and an on-demand hot water system. This property is more than a home; it's a legacy—an investment in family tradition and adventure. Enjoy winter skiing, summer hiking and biking, and gatherings with loved ones in a stunning setting that can be cherished for generations. Don't miss the chance to make this luxurious ski retreat part of your family's legacy. Contact your REALTOR® today for a viewing and start your adventure in this year-round paradise!