



Whistler Mountain Retreat with Panoramic Views and Privacy



Chase Westersund
chase@landquest.com
(403) 808-0618



WESTERN LAND GROUP

Cole Westersund
cole@landquest.com
(604) 360-0793



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PROPERTY DETAILS

Listing Number:	25217
Price:	\$2,998,000
Size:	0.65 of an acre

DESCRIPTION

This is a home that invites you in and makes you want to stay. Perched on a generous 0.65-acre lot in Whistler's sought after Emerald Estates, this 1,709 sq. ft., 4-bedroom 2-bathroom retreat captures the essence of mountain living with views that will stop you in your tracks.

From its elevated position, the property frames both Whistler and Blackcomb Mountains in all their glory, a panorama that changes with the seasons yet never loses its magic. The home's exterior charm is matched by its interior warmth, where a handcrafted staircase leads you through spaces designed to feel both open and intimate. Cozy tile floors run underfoot, perfect for padding around on a crisp winter morning, while the heart of the home, the striking stone fireplace, offers the kind of radiant comfort only a real wood burning hearth can provide. Massive southeast facing windows flood the living space with golden morning light, creating the ideal start to a ski day as you sip coffee and watch the peaks come alive.

The layout is as inviting as the atmosphere. A spacious open concept living and dining area flows seamlessly toward the deck, blurring the line between indoors and out. Here, you can gather with friends after a day on the slopes, pour a glass

of wine, and step into the hot tub to watch the last light fade behind the mountains. The large wraparound deck is more than just a feature; it is an outdoor living room with front row seats to one of the best alpine views in Whistler.

Every element of the home feels thoughtfully placed to enhance the lifestyle it promises, from the kitchen positioned to take in the morning sun to the bedrooms designed as quiet havens for rest and retreat. The four bedrooms provide space for family and guests, the two full bathrooms ensure comfort and convenience, and the lower-level storage area beneath the main floor, along with the garage, gives plenty of room for all the gear and equipment that mountain life requires. Backing onto untouched Crown land, the property offers an immediate escape into nature.

Step out the back door and you are on a network of trails that wind through forest, meadows, and up into the alpine, perfect for hiking, biking, snowshoeing, or simply wandering in peace. Despite its seclusion, you are only minutes from Whistler Village with its world class restaurants, shops, and ski lifts. Bus access makes coming and going effortless, so you can enjoy the best of both worlds, total privacy without sacrificing convenience.

For those looking to make a truly generational investment, the adjacent 0.28-acre lot is available as part of a package, either to expand your private mountain haven or to develop in the future. This is more than just a house, it is a lifestyle anchor, the place you will look forward to returning to after every adventure, the home where mornings begin in sunlight and evenings end with the crackle of the fire and the peaks framed in the window.



LOCATION

9551 Emerald Drive - Whistler, BC

DIRECTIONS

From Whistler Village, head north on Highway 99 toward Pemberton. Continue for approximately 5 km, passing the turnoff for the Alpine Meadows and Rainbow neighbourhoods. Turn left onto Autumn Drive (look for the Emerald Estates sign on the highway). Follow Autumn Drive uphill then right onto Emerald Drive until you reach 9551 Emerald Drive on your left.

AREA DATA

Whistler is a year-round alpine resort drawing roughly three million visits annually, with about 45 percent in winter and 55 percent in summer. This balanced flow of tourism creates steady demand for housing, rentals, and local services. Summer 2024 visitation saw a slight uptick from the year before, and continued investment in marketing and events has strengthened the shoulder seasons,

ensuring Whistler remains vibrant well beyond ski months.

The appeal is anchored in its world-class amenities, two mountains offering legendary skiing and snowboarding, an extensive network of biking and hiking trails, and a lively pedestrian village filled with shops, dining, and cultural events. The area's natural beauty, combined with its strong brand recognition and international draw, supports nearly \$2 billion in annual visitor spending. Its location, just two hours from Vancouver along the scenic Sea-to-Sky Highway, makes Whistler easily accessible yet distinctly its own.

For both lifestyle seekers and investors, Whistler offers lasting value. Its consistent visitor base, well-managed growth, and enduring global reputation make it a premier destination for those looking to enjoy a true mountain community while benefiting from the stability and prestige of one of North America's most recognized resort towns.

RECREATION

Whistler is an outdoor playground in every season, framed by the towering Coast Mountains that define its dramatic setting. Winter delivers some of the best alpine and Nordic skiing in the world, with over 8,000 acres of terrain spanning Whistler and Blackcomb Mountains, endless backcountry routes into Garibaldi Provincial Park, and views of jagged peaks in every direction. Snowboarders, snowshoers, and winter hikers have countless options, while the Valley Trail provides a scenic, groomed route linking neighbourhoods for cross-country skiing or leisurely walks beneath snow-covered ridgelines.

When the snow melts, the surrounding mountains reveal alpine meadows, glacial lakes, and panoramic summits that attract hikers, climbers, and sightseers from around the globe. The Whistler Mountain Bike Park and extensive cross-country trail network wind through forested slopes, while nearby peaks like Wedge Mountain and Rainbow Mountain create a stunning backdrop for golf, paddling, and lakefront relaxation. Year-round, Whistler's blend of world-class facilities and breathtaking mountain scenery makes it a true four-season destination.

MAP REFERENCE

50° 9'30.46"N and 122°56'3.13"W

INVESTMENT FEATURES

Adjacent 0.28-acre parcel available to add to the package, creating just under one acre of private space with future development potential. Priced at \$1,299,000.

SERVICES

- Hydro
- Sewer
- Water



IMPROVEMENTS

Two-car garage offering ample storage space for toys and equipment. There is also an unfinished outbuilding directly behind the residence that could be finished into either additional storage space, or perhaps a sauna.

ZONING

RS1 Zone (Single Family Residential One)

ZONING AND PARKING BYLAW NO. 303, 2015

LEGAL

LOT 5, BLOCK H, PLAN VAP12474, DISTRICT LOT 3625, GROUP 1, NEW WESTMINSTER LAND DISTRICT - PID 008-886-695

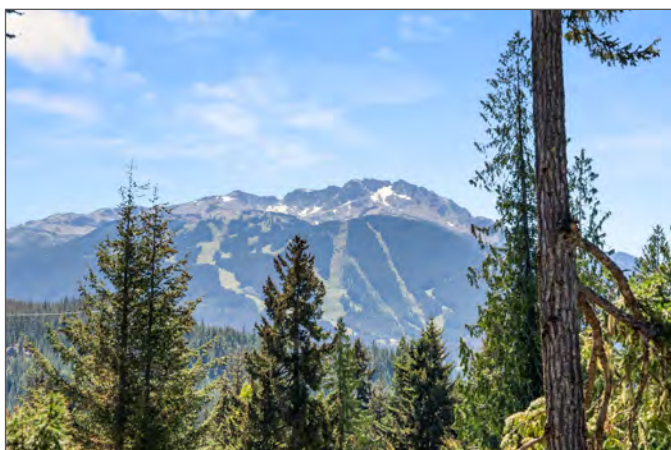




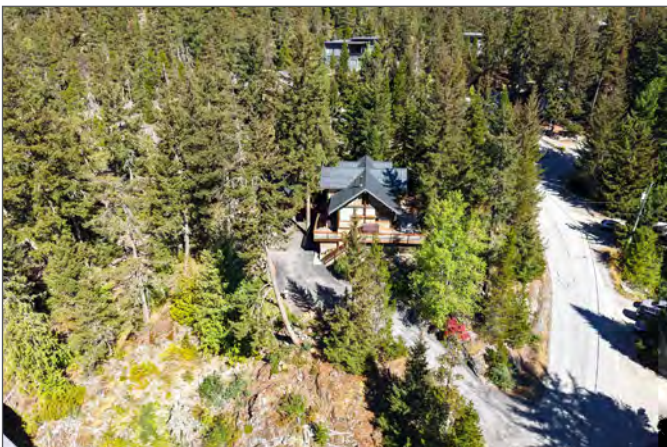


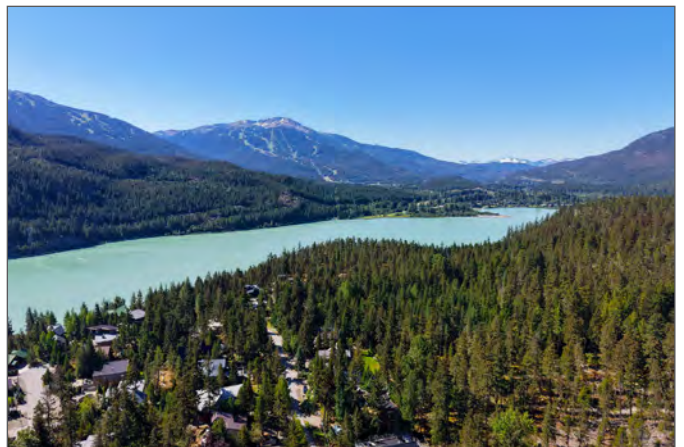
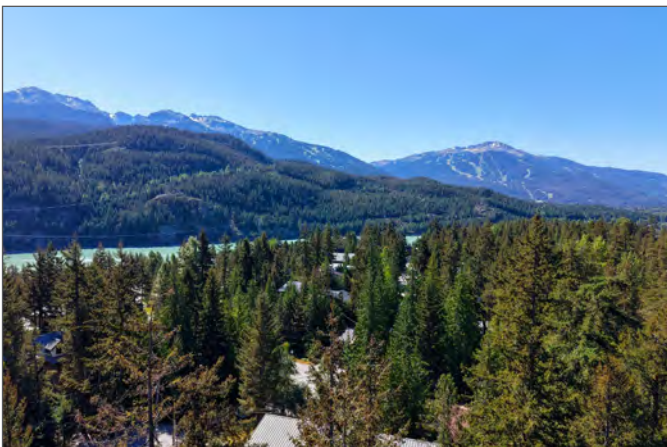




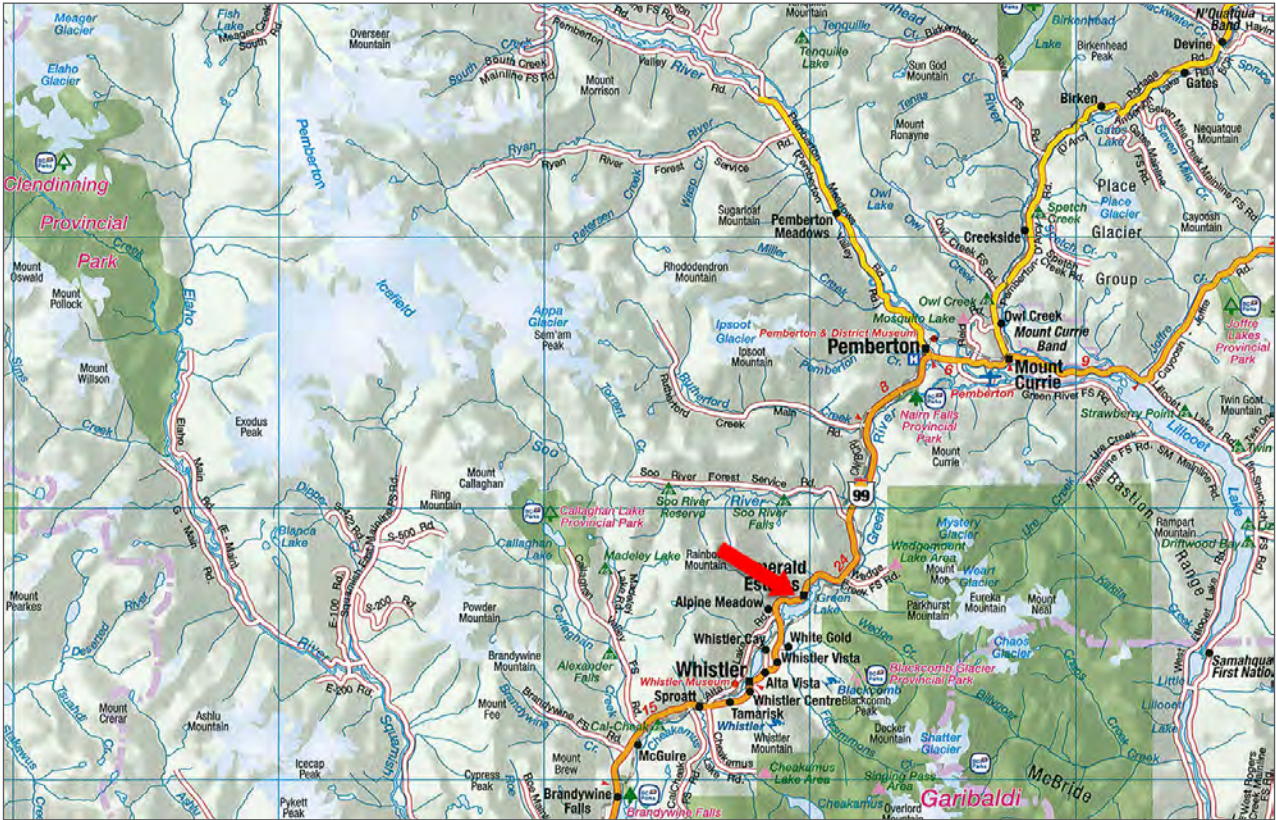


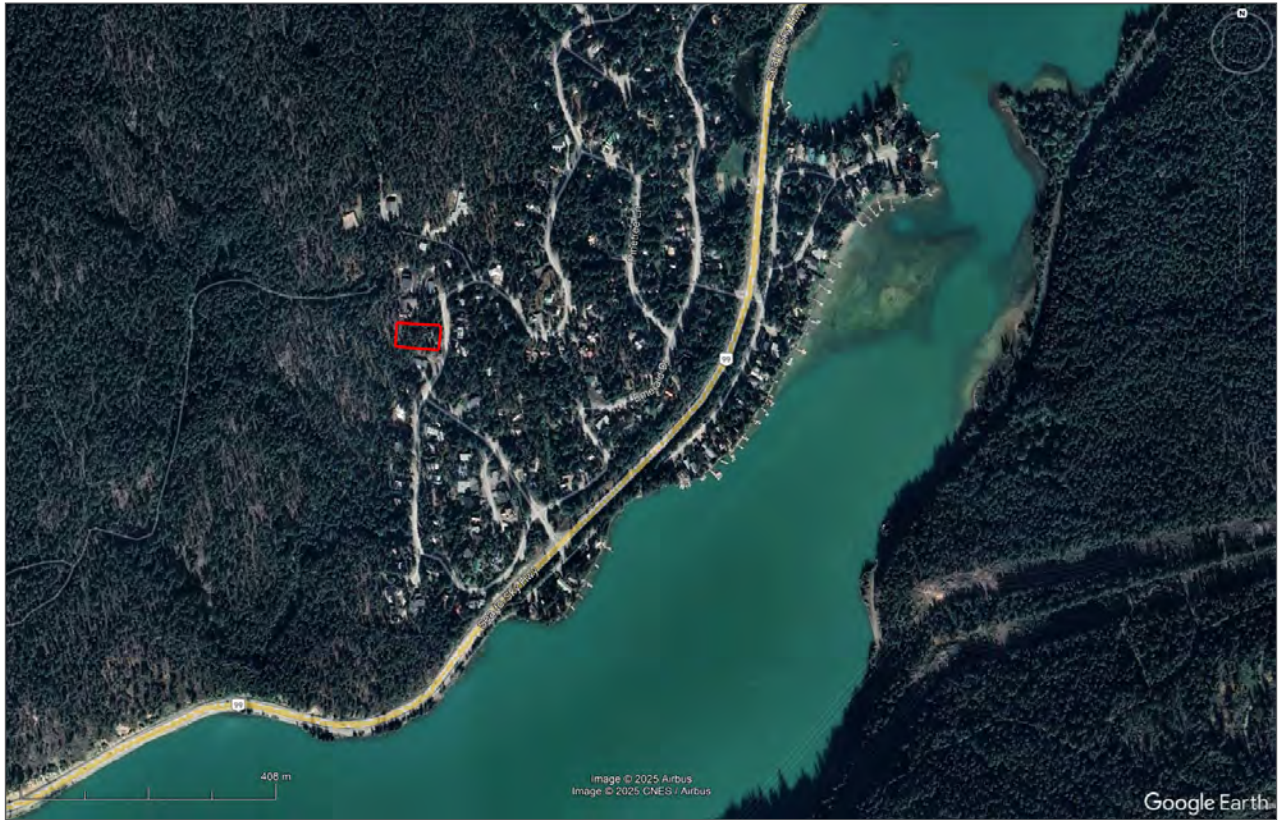


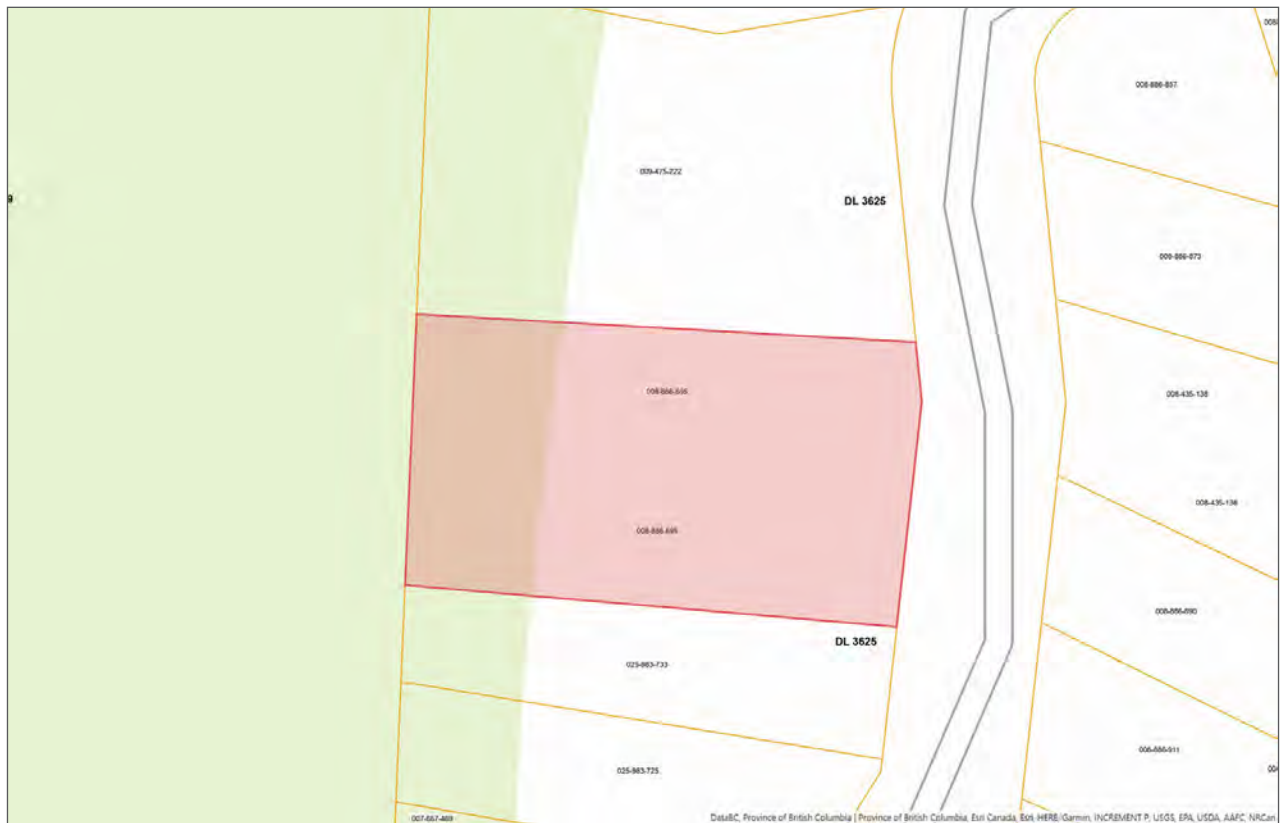
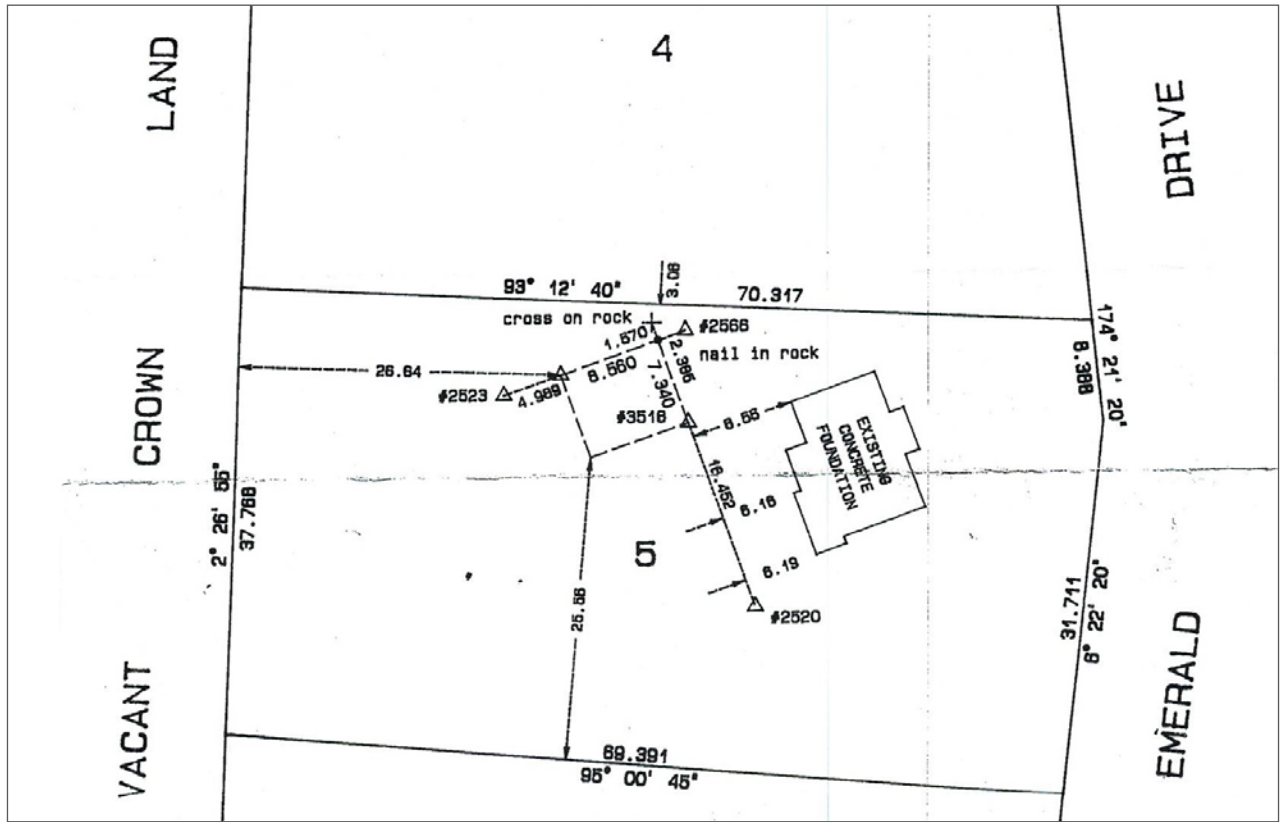












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www.landquest.com



Chase Westersund

Personal Real Estate Corporation

Representative

chase@landquest.com

(778) 927-6634



Cole Westersund

Personal Real Estate Corporation

Representative

cole@landquest.com

(604) 360-0793



WESTERN LAND GROUP

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)

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