



GRASSROOTS
REALTY GROUP

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42015 RR280
Hill Spring, Alberta

MLS # A2223013



\$999,999

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,262 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking, Single Garage Detached		
Lot Size:	4.47 Acres		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Garden, Ga		

Heating:	Central, Natural Gas	Water:	Cistern
Floors:	Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	18-4-27-W4
Exterior:	Other	Zoning:	R-L
Foundation:	Slab	Utilities:	-
Features:	Kitchen Island, Vinyl Windows		

Inclusions: Shed, Gazebo, Tractor is Negotiable.

Perched at the top of an exclusive hill with only five other acreages, this stunning 4.47-acre property offers the perfect blend of privacy, comfort, and breathtaking mountain views that truly live up to the million-dollar description. Built in 2017, this custom built 3-bedroom, 3-bathroom home was thoughtfully designed to take full advantage of its elevated setting. Wake up to panoramic mountain views from nearly every room, and enjoy them year-round from the expansive wraparound second-level deck. In addition to the main home, there are two garages on the property, each with a loft space above, offering incredible flexibility for storage, workshops, or turning them into a BnB. Great business opportunity to turn these garages into BnB's. They were originally made and designed with that purpose in mind. Three additional sheds provide ample room for tools and equipment. Nestled in the front yard is a gazebo with a built-in fire pit, ideal for evening gatherings under the stars. This property is a rare opportunity to own a piece of paradise with unmatched views, modern comforts, and a setting that feels like a private escape. Great hunting and fishing in the area. If you like to boat or fish then Waterton Reservoir is 5 minutes away and Waterton National Park is a 30 minute drive. There is also a nice Ski Hill about an hour away. Don't miss your chance to experience hilltop living at its finest!