



GRASSROOTS
REALTY GROUP

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104 Hill Spring Meadows Rural Rocky View County, Alberta

MLS # A2250332



\$1,249,000

Division:	Big Hill Springs Est		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,739 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Oversized		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, No Neighbours		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, French Door, High Ceilings, No Smoking Home, Pantry, Wet Bar		

Inclusions: built-in microwave

Opportunity knocks! This amazing property is just minutes from Airdrie, Cochrane, and Calgary making it the ideal location for any family! This quiet rural Cul-de sac offers prairie views to the east and mountain views to the west. There is pavement to the driveway and a fully fenced and gated 4 acre yard with mature trees and a designated garden space. Upon entering this hillside bungalow, you are greeted by a generous foyer, vaulted ceilings, and fresh paint throughout, and an open floor plan. The kitchen is open and offer stainless steel appliances and offset formal dining area wth big widows over=looking the deck and yard. Off the kitchen there is a sunken family room that has a gas fireplace as a focal point and french doors leading to the patio. The main floor offers 3 generous bedrooms - one of which is the primary retreat with a spa like 4 pce ensuite. The lower level is a fully finished walkout with a HUGE recreation space, wet bar and cabinetry, laundry room, 4 pce washroom and two good sized additional bedrooms! Outside you will find a 34.11x18.2 garage with loads of room for your storage needs. The four manicured acres offers plenty of space for gardens, play area and, if one chooses in future, a horse! Enjoy membership in the Hill Spring Meadows water co-op - no well to maintain! Don't miss out on this opportunity, call today to book your private viewing!