



**GRASSROOTS**  
REALTY GROUP

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**104 Hill Spring Meadows**  
**Rural Rocky View County, Alberta**

**MLS # A2261642**



**\$1,239,000**

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

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

**Inclusions:** built-in microwave

OPEN HOUSE SUNDAY OCTOBER 5 from 1-4! 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 with big windows overlooking 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!