



**11 Mountain Vista Drive
Hill Spring, Alberta**

MLS # A2287977



\$319,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,028 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Creek/River/Stream/Pond, Garden, Gentle Sloping, Landscaped, Low Maintenance		

Heating:	Baseboard, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Cement Fiber Board, Stucco	Zoning:	residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Primary Downstairs, Sump Pump(s), Vinyl Windows		

Inclusions: Yard Tools in shed

Discover the hidden gem that is Mountain Vista Estates, just north of Hill Spring, with this charming property at 11 Mountain Vista Drive. This cozy cottage features 3 bedrooms and 1 bathroom, making it the perfect retreat for weekend getaways or a year-round residence. Nestled alongside a picturesque pond, you'll enjoy the opportunity to canoe and paddleboard right at your doorstep. The front of the property offers ample parking, while the serene backyard provides a tranquil escape from everyday life. A convenient shed is located at the front to store your tools and equipment. Step inside your future getaway and be welcomed by the main level, which includes a well-appointed kitchen, a cozy living room, the master bedroom, and a 4-piece bathroom. The living room boasts breathtaking views of the Rocky Mountains, inviting you to relax by the wood-burning stove while taking in the scenery. An access door off the dining area leads to a back deck with glass railings, ensuring unobstructed views. The kitchen has recently been refreshed with new paint and a stylish backsplash, and features modern stainless steel appliances. The laundry area, featuring a washer and dryer just a couple of years old, is conveniently located adjacent to the kitchen. Head up the newly carpeted stairs to find two additional bedrooms, bringing the total count to three! Recent updates include new windows and a front door, as well as a fresh exterior paint job. Surrounded by a wealth of recreational activities, you're just forty minutes from Waterton Lakes National Park, 5kms from Waterton Reservoir, an hour from Castle Mountain Ski Resort, and across the pond from the Great Canadian Barn Dance. Don't miss out—schedule your showing today with your favorite real estate agent!