



51 N 2 Street E
Hill Spring, Alberta

MLS # A2297718



\$729,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,886 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Detached, Electric Gate, Gated, See Remarks		
Lot Size:	0.46 Acre		
Lot Feat:	Back Yard, Garden, No Neighbours Behind, Private		

Heating:	Forced Air, Propane	Water:	-
Floors:	Other, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, ICFs (Insulated Concrete Forms)	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Quartz Counters, See Remarks, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Window Coverings, Furniture and other furnishings are negotiable.

Welcome to your country oasis! This custom-built bungalow offers an expansive 1,886 square feet of beautifully finished living space on the main floor, with a warm cathedral pine cottage-style feel that makes it instantly feel like home. Situated on a 1/2 acre lot in the breathtaking town of Hill Spring, you're perfectly positioned to enjoy the mountains and everything Southern Alberta has to offer—while still being just 30 minutes from Pincher Creek and 1 hour from Lethbridge. Outside, this property really shines. You'll find a large heated shop complete with its own bathroom, multiple storage sheds, a huge garden, and plenty of space for parking, projects, or just enjoying the outdoors. The yard is fully fenced and gated, making it ideal for families, pets, or simply a little extra peace of mind. A wrap-around deck gives you stunning views of the surrounding mountains and countryside—perfect for quiet mornings or evenings with family. Inside, you're welcomed by a spacious entryway that leads into a well-appointed kitchen and open-concept living area, complete with a wood-burning fireplace. It's the kind of space that feels both functional and inviting—whether you're hosting or just relaxing at the end of the day. This home offers the flexibility and space many families are looking for, with 4 bedrooms, 4 bathrooms, and two distinct living areas on the main and lower levels. There's also a lift system in place, adding an extra level of accessibility that's hard to find. Built with care and quality in mind, this home includes an ICF foundation, 200 amp service, on-demand hot water, and even added peace of mind with a 10-year new home warranty and lifetime flooring warranty. There are so many thoughtful features here—you really need to see it in person to appreciate it fully.

Take a look at the 3D tour and start planning your visit—this is one you won’t want to miss.