



42015 RR280
Hill Spring, Alberta

MLS # A2298349



\$850,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,022 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	4.47 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, Private		

Heating:	Central, In Floor	Water:	-
Floors:	Linoleum, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Primary Downstairs, See Remarks, Vaulted Ceiling(s)		

Inclusions: Fridge, range, washer/ dryer, dishwasher, built in bench in living room, built in headboard and night stands in primary bedroom, Built in shelves in upstairs bedroom, built in window bench with storage upstairs bedroom, attached shed in primary bedroom, kitchen island, desk and shelves, soft water system, built in shelves in utility room

This property boasts unparalleled prairie and mountain views. Sitting above the village of Hill Spring with sweeping views of Chief Mountain to the south and what Waterton range to the west. This 4.47 acres is a gateway to outdoor recreation of all kinds. The 2017 home built with 2 levels totalling 2264 Sqft is functional and carefully curated true to an Arts and Crafts integrity that includes heritage paint colours through out, craftsman moulding and trim, period light fixtures, and shiplap ceiling. Take the extra time to notice the details. But the beauty is only matched by the function. A gourmet kitchen includes pot filler over the high end range, a high end refrigerator, and vintage hand made tiles from Scotland on the back splash, lighted upper cabinets, movable island, and more. All set in a cozy great room with a Jotul wood burning stove. The primary suite is on the lower level and the upper level includes 2 more bedrooms, a 4 piece bath, and a 2 piece bath AND a huge family room flooded with light and a door to walk out to a huge wrap around balcony. Everything is in like new condition. It is a buyers dream to walk into this property. There is in floor heating on lower floor, A/C, Air to air auto air displacement system, and high end on demand water heater. NOW, let's talk about the acres…fruit trees, and berry bushes, raised bed garden area, a gazebo with an outdoor fireplace. There are two garages and three sheds on the property. The water in on the town water line. The septic is tank and field. This whole property could easily be a revenue AirBnB potential. Waterton Lakes National Park is only 30 minutes away. The Waterton Dam reservoir with boating and water recreation only 10 minutes away. Fishing, hunting and winter skiing is all easily available for your favourite lifestyle. Come spend some time on this property and fall in love with a

new way of life.