



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

MLS # A2143664



\$1,799,000

Division:	Rural Rocky View County		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	3,434 sq.ft.	Age:	1976 (48 yrs old)
Beds:	7	Baths:	6
Garage:	220 Volt Wiring, Asphalt, Electric Gate, Garage Door Opener, Paved, Quad or		
Lot Size:	3.98 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, No Neighbours Behind, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	32-26-2-W5
Exterior:	Cedar, Cement Fiber Board, Concrete	Zoning:	R-Rural
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: In Suite: AC, fridge, stove, dishwasher OTR microwave, washer/dryer, all window coverings. Kubota tractor, hot tub, golf simulator, solar panels and system, stand up freezer in the laundry room, fridge in rec room. Boards and lights for out door rink, 2 auto shelters.

Discover this magical 4-acre property, uniquely positioned in the serene Hill Springs Meadows, an idyllic acreage community just off Big Springs Road between Airdrie and Cochrane. With easy commutes to both cities and just 22 minutes from Calgary, this property offers unmatched tranquility with a coulee to the west and breathtaking Rocky Mountain views. This property features two private residences connected by a spacious quad garage. It also includes a 48'x30' steel shop equipped with rough-in for in-floor heating, a wood-burning stove, a golf simulator, and a woodworking shop. All major components of the property have been updated in recent years, including a 3-phase septic system that filters near-clean water into your septic field, solar panels that generate surplus energy which is sold back to the grid, a solar-powered front gate, and a paved driveway. Additional updates include updated plumbing and HVAC systems with two AC units and furnaces, new shingles and soffit, commercial-sized water heaters, and new windows (excluding the bay window in the kitchen). The original home, completely updated, is designed to maximize views and outdoor enjoyment. The main floor is perfect for entertaining with a massive kitchen featuring a 10' quartz island, newer appliances, ample cabinet space, and more stunning views. Adjacent to the kitchen, an office or dining room offers mountain views and deck access, while the living room is warm and inviting with a white-washed feature wall and large windows. Upstairs, there are 3 bedrooms, a full 5-pce bathroom, and a 4-pce ensuite in the primary bedroom, which also has two closets. The 3rd floor features a cozy family room with a wood-burning fireplace and access to a stone patio and hot tub, as well as a fourth bedroom and another full bath. The lowest level houses a large bedroom with a 4-pce ensuite

and a spacious laundry room. The original attached garage has been converted into a recreation room with access to both the front and back yards, a separate heater, and a dry bar space. The 1320 sqft addition, constructed in 2016, serves as a completely separate living space. It includes two bedrooms and two bathrooms, soaring vaulted ceilings, massive windows with stunning views, thoughtfully planned storage areas, an office space, a full laundry room, and beautiful finishes. The exterior of the addition is finished with Hardie Board, highlighted by cedar soffits, and features a maintenance-free wrap-around deck. The fully fenced and private yard boasts hundreds of mature trees and shrubs, and offers numerous spaces for enjoyment, including multiple decks, a hot tub, fire pits, and an ice rink that can be flooded in the winter. This property is a rare find, combining modern amenities with natural beauty, designed to provide comfort, convenience, and endless enjoyment for discerning buyers. Check out the virtual tour and floor plans for more details.