



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**14119 Big Hill Springs Road**  
**Rural Rocky View County, Alberta**

**MLS # A2198330**



**\$1,795,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,989 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Front Drive, Garage Door Opener, Gated, Gravel Driveway, Insulated, Off Str		
<b>Lot Size:</b>	20.00 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Front Yard, C		

<b>Heating:</b>	Mid Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Private, Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Private Sewer, Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	32-26-1-W5
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	A-Gen
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Electricity Paid For, Natural Gas
<b>Features:</b>	Jetted Tub, No Smoking Home, Wood Windows		

**Inclusions:** Chain Link Dog Runs, Horse Shelters

18-20 acre (New Sub-div) with Executive 2 Storey Split home with Triple attached garage. A nice little horse setup with 30X50 Barn/Shop, it offers concrete floor with drain, wired, water Hydrant, insulated and boarded. N/G is just outside for easy hookup for heater. There 5 separate paddocks with shelters. The front areas of property are in hay. The house has just been remodeled with new paint (in & out), carpets and hardwood and tile flooring. New toilets, light fixtures, Butcher block Island top, Electric Stove, Microwave Hoodcover, Built-In Dishwasher, matching Washer & Dryer. New Roller Blinds thru-out. Upgraded rear deck off the kitchen for BBQing and entertaining! New Front Doors, security system, and Decorative Front Gates out front for a little peace of mind! The walk-out basement is undeveloped with roughed in plumbing and additionally, there is a separate area for dogs/pets with separate entrance to kennel runs. Perfect for pet grooming or turn it into a Mother-in-law suite (Subject to County approval). Separate 2 pc bath already in place. Taxes are a guesstimate as the property will be assessed for 2026. \*Subject to final Title Registration\*