

\$1,499,800 - 12 Hill Crescent Estates, Welling

MLS® #A2100528

\$1,499,800

6 Bedroom, 3.00 Bathroom, 2,434 sqft

Residential on 3.80 Acres

NONE, Welling, Alberta

It's time you enjoy a peaceful country lifestyle just a few short minutes from the city's most convenient shopping district! This 3.8 acre gem is has everything you could want or imagine in addition to spectacular valley and mountain views. The Owners are upscale Custom Home Builders who designed and crafted the residence for themselves. The features and upgrades are seemingly endless!

This spacious and open designed 6 bedroom Bungalow of over 2400 sq ft nearly doubles in size with the additional development in the fully finished walk-out basement. There is more than enough room for everyone to enjoy, including your Guests. Interior features and upgrades begin with an impressive 8' fibreglass front door, oversized windows, vaulted and tray ceilings, quality maple cabinetry, quartz counter tops, a full walkthrough Butler's Pantry, stainless appliances, 4 fireplaces, large Primary Bedroom with a luxurious ensuite complete with a jetted tub, shower jets, 2 sinks and a large walk-in closet. The living room is massive and offers an unparalleled vantage point to your yard and country views. The lower level plays host to a Family room, 3 additional Bedrooms, and one of the nicest Theatre rooms you will ever see that includes a 3D-4K Epson Theatre room Projector, 10' Grandview motorized screen an 11.1 Atmos Sound System, and high end Acrylic cabinetry. The Walk out door to the covered and enclosed patio area is yet another highlight



giving you even more lounge space, plus your very own 6 person Hybrid Beachcomber hot tub. The exterior of the home is just as impressive and offers Hardie siding, a heated triple attached garage finished with 2 overhead furnaces, a newly built 1485 sq ft workshop, also heated with 2 overhead furnaces, a 2nd On-demand hot water supply system, a floor drain for washing vehicles, a dog wash station, 3 oversized vehicle entry doors, one of which is 12' wide by 14' high. Perfect for storing an RV as the that side of the shop is 38' long! Above the shop sits a super convenient Guest lodging area that is over 770 sq ft and includes a huge living room, full kitchen, 4 pc bathroom and a private deck area. City water and an engineered septic field are in place and just recently, an irrigation water supply has been brought right to the property. This is a huge plus! There are too many additional features to mention here so please contact your Realtor for additional information or to schedule a viewing.

Built in 2015

Essential Information

MLS® #	A2100528
Price	\$1,499,800
Sold Price	\$1,400,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,434
Acres	3.80
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	12 Hill Crescent Estates
Subdivision	NONE
City	Welling
County	Cardston County
Province	Alberta
Postal Code	T1J 3Z4

Amenities

Parking Spaces	7
Parking	Concrete Driveway, Gravel Driveway, Heated Garage, Insulated, Triple Garage Attached

Interior

Interior Features	Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Instant Hot Water, Microwave, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Dining Room, Electric, Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Lighting, Storage
Lot Description	Landscaped, Private
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	January 15th, 2024
Date Sold	March 7th, 2024
Days on Market	51
Zoning	Rural Residential
HOA Fees	0.00

Listing Details

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