

\$1,744,000 - 275017 Twp Rd 42, Hill Spring

MLS® #A2114624

\$1,744,000

5 Bedroom, 3.00 Bathroom, 4,017 sqft
Residential on 72.10 Acres

NONE, Hill Spring, Alberta

WELCOME TO THIS EXQUISITE COUNTRY
ESTATE Paradise!

This is truly a 'one of a kind' treasure!

Designed by world-renowned architect,
Gordon Atkins,

meticulously crafted with the absolute finest of
exotic wood & stone(fireplace)materials, this
home & property have been lovingly upgraded
with custom fixtures, maintained & enjoyed by
the current

owners, their family and friends for 18 years.

Situated in the MD Cardston, immediately

South of the Village of Hill Spring, AB

-20-30-minute drive to Cardston, Fort

McLeod, Waterton National Park & Pincher

Creek, only 10minutes from Mountain View

- Hospitals located in Pincher Creek, Cardston
and Fort McLeod.

- 30 min drive to Chief Mountain US border
crossing

- Less than 1 hour drive to Lethbridge
International Airport

- Comfortable 2-hour drive to Southeast of
Calgary on divided highway 2 -Immediately
South and juxtaposed to Hill Spring village in
rural Cardston County -municipal water/no
wells- 72.1 acres in total- 57.04 acres + 14.16
acres on separate titles

-53.26 acres irrigation

- 14.16 acres subdivided with separate access

- 60 acres irrigated & seeded in Alfalfa/timothy
grass -can generate revenue

- Up to 700 feet of Private access to Dipping
Vat Lake frontage



- 2 hole par 3 golf course featuring sand traps & horseshoe pit -fire hydrant on property

The farm is the only residence with private access with a paved and tree lined access. This stunning home features 5-bedroom, Sunroom, Gymnasium (basketball/racket ball court), games room (pool table), dining room, kitchen, living room and 3 baths. Kitchen and all bathrooms have been recently renovated with custom materials and design. All bedrooms have received new floors with combination of engineered hardwood and engineered vinyl laminate. . Home constructed from aggregate exposed concrete. Eight-inch exterior walls with 6-inch interior wall construction. Footings consist of 12-foot pilings. Cedar exterior woods and accents on second floor Triple glazed windows (with majority replaced in the last couple of years) along with solid exotic wood doors throughout. Newly renovated ensuite ,new carpet on stairwells, custom kitchen renovation with high end appliances, all floors replaced with tile, engineered hardwood and vinyl plank. All the fireplaces have been recently WETT certified and cleaned. Fully fenced property with 4 outbuildings. There is a 720 sq.ft. heated garage/barn fully insulated with 220-amp power, another 1200 sq. ft. garage/Tiki Liki lounge, wood shelter with 220 amp., a 192 sq. ft. guest room studio cabin with chemical toilet and powered. Stunning views of the Rockies and Chief Mountain. Private lake frontage on Dipping Vat Lake with a dock. View the virtual tour of this amazing home

Built in 1986

Essential Information

MLS® #	A2114624
Price	\$1,744,000
Sold Price	\$1,600,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	4,017
Acres	72.10
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	275017 Twp Rd 42
Subdivision	NONE
City	Hill Spring
County	Cardston County
Province	Alberta
Postal Code	T0K 1E0

Amenities

Parking	Triple Garage Attached
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Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Skylight(s), Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	BBQ gas line, Dock, Fire Pit, Garden, Misting System, Private Yard
Lot Description	Beach, Farm, Lake, Front Yard, Lawn, Underground Sprinklers, Pasture, Paved, Rectangular Lot, Secluded, Treed
Roof	Flat Torch Membrane
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	June 29th, 2024
Days on Market	106
Zoning	Agricultural
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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