

\$185,000 - 33 Mountain Vista Estates Drive, Hill Spring

MLS® #A2122371

\$185,000

2 Bedroom, 1.00 Bathroom, 571 sqft

Residential on 0.10 Acres

NONE, Hill Spring, Alberta

Welcome to your oasis. Nestled in the serene landscapes of Hill Spring, this charming property offers a perfect blend of rustic charm and modern comforts, promising a tranquil escape from the hustle and bustle of city life. As you drive up, you'll be greeted by breathtaking views of the surrounding mountains and lush greenery. Situated on a spacious lot, at the end of the road with neighbours on only 1 side, this home boasts privacy and seclusion, making it an ideal retreat for those seeking peace and relaxation.

Step inside to the open-concept layout that seamlessly connects the living room, dining area, and kitchen, creating an inviting atmosphere for gatherings and entertainment. The kitchen has ample counter space, and a convenient island for meal preparation. Whether you're hosting a dinner party or enjoying a quiet meal with family, this kitchen is sure to inspire culinary creativity. The spacious yard comes complete with a large deck and a shared dock that is a wonderful place to launch your kayak, canoe or paddle board for a calm paddle on the pond. There is a large storage shed, that could easily be converted into a bunkie for extra storage or guests! The newer windows, flooring, and doors contribute to a fresh and updated atmosphere. Additionally, the spray foam insulation in the attic, walls, and underneath the floors helps with energy efficiency and maintaining a comfortable indoor climate. There are plenty of amenities and attractions



nearby to explore. Power boating and swimming is possible at the Waterton Reservoir which is just a short drive away! Waterton National Park and Castle Mountain Resort offer opportunities for outdoor adventures and breathtaking natural beauty. Cochrane Lake is known for fishing, particularly for its pike, while Waterton Reservoir provides options for boating, swimming, windsurfing, and water skiing. If you are looking for a weekend getaway, this property is sure to exceed your expectations. Don't miss your chance to own a slice of mountain paradise in the heart of Alberta.

Essential Information

MLS® #	A2122371
Price	\$185,000
Sold Price	\$181,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	571
Acres	0.10
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	33 Mountain Vista Estates Drive
Subdivision	NONE
City	Hill Spring
County	Cardston County
Province	Alberta
Postal Code	T0K 1E0

Amenities

Amenities	None
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Utilities	Electricity Connected, Water Connected
Parking Spaces	4
Parking	Additional Parking, Gravel Driveway, RV Access/Parking
Waterfront	Beach Front

Interior

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Electric Stove, Microwave, Refrigerator
Heating	Baseboard, Electric
Cooling	None
Basement	None

Exterior

Exterior Features	Dock, Fire Pit
Lot Description	Lawn, No Neighbours Behind, Level, See Remarks
Roof	Metal
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	April 16th, 2024
Date Sold	July 23rd, 2024
Days on Market	98
Zoning	Rural Recreational
HOA Fees	550.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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