# \$999,999 - 42015 Rr280, Hill Spring

MLS® #A2223013

#### \$999,999

3 Bedroom, 3.00 Bathroom, 2,262 sqft Residential on 4.47 Acres

NONE, Hill Spring, Alberta

Perched at the top of an exclusive hill with only five other acreages, this stunning 4.47-acre property offers the perfect blend of privacy, comfort, and breathtaking mountain views that truly live up to the million-dollar description. Built in 2017, this custom built 3-bedroom, 3-bathroom home was thoughtfully designed to take full advantage of its elevated setting. Wake up to panoramic mountain views from nearly every room, and enjoy them year-round from the expansive wraparound second-level deck. In addition to the main home, there are two garages on the property, each with a loft space above, offering incredible flexibility for storage, workshops, or turning them into a BnB. Great business opportunity to turn these garages into BnB's. They were originally made and designed with that purpose in mind. Three additional sheds provide ample room for tools and equipment. Nestled in the front yard is a gazebo with a built-in fire pit, ideal for evening gatherings under the stars. This property is a rare opportunity to own a piece of paradise with unmatched views, modern comforts, and a setting that feels like a private escape. Great hunting and fishing in the area. If you like to boat or fish then Waterton Reservoir is 5 minutes away and Waterton National Park is a 30 minute drive. There is also a nice Ski Hill about an hour away. Don't miss your chance to experience hilltop living at its finest!







#### **Essential Information**

MLS® # A2223013 Price \$999,999

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,262
Acres 4.47
Year Built 2017

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

# **Community Information**

Address 42015 Rr280

Subdivision NONE

City Hill Spring

County Cardston County

Province Alberta
Postal Code T0K 1W0

#### **Amenities**

Parking Double Garage Detached, RV Access/Parking, Single Garage Detached

# of Garages 10

## Interior

Interior Features Kitchen Island, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Microwave, Refrigerator,

Washer/Dryer, Window Coverings, Gas Stove

Heating Natural Gas, Central

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Basement None

#### **Exterior**

Exterior Features Balcony, Garden, Private Yard, Storage

Lot Description Backs on to Park/Green Space, Front Yard, Garden, Gazebo, Private,

Fruit Trees/Shrub(s), Many Trees

Roof Asphalt Shingle

Construction Other Foundation Slab

### **Additional Information**

Date Listed May 20th, 2025

Days on Market 162 Zoning R-L

# **Listing Details**

Listing Office Century 21 Foothills South Real Estate

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