

# \$264,900 - 14 Mountain Vista Drive, Hill Spring

MLS® #A2240653

**\$264,900**

3 Bedroom, 1.00 Bathroom, 971 sqft

Residential on 0.10 Acres

NONE, Hill Spring, Alberta

Discover the breathtaking beauty and tranquility of Southern Alberta's iconic Rocky Mountains from the comfort of your own cottage on a serene pond, located just north of Hill Spring. Welcome to Mountain Vista Estates, a friendly community nestled near numerous attractions in Southern Alberta. Enjoy a variety of outdoor activities with the Waterton Reservoir only 5 minutes away for boating and swimming, Castle Mountain Resort just a one-hour drive for skiing enthusiasts, and Bear's Hump in Waterton National Park, accessible within a 30-minute drive for breathtaking hikes. The opportunities for adventure in this area are virtually limitless. This charming cottage features three bedrooms and one bathroom, designed for year-round living. On the main floor, you'll find a welcoming entryway, a functional kitchen, a cozy dining area, and a spacious living room, along with a four-piece bathroom and the master bedroom. Upstairs, two additional bedrooms offer ample space for family or guests. Outside, the cottage boasts a large parking pad, perfect for accommodating your boat. A large storage shop on sturdy footings is also included, providing extra space for your outdoor gear. The tranquil pond offers a peaceful escape; while swimming is not advised, you can enjoy canoeing or kayaking at your leisure. Don't miss the stunning views from the back porch, which are nothing short of breathtaking. This cottage is the perfect retreat to relax and unwind after a day



filled with adventure!

### Essential Information

MLS® #	A2240653
Price	\$264,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	971
Acres	0.10
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	14 Mountain Vista Drive
Subdivision	NONE
City	Hill Spring
County	Cardston County
Province	Alberta
Postal Code	T0K1E0

### Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street
Is Waterfront	Yes

### Interior

Interior Features	Sump Pump(s), Vinyl Windows, Master Downstairs
Appliances	Refrigerator, Stove(s), Window Coverings, Portable Dishwasher
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	None, Crawl Space

### Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Lawn, Creek/River/Stream/Pond, Waterfront
Roof	Metal
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	1
Zoning	RR
HOA Fees	737
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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