

# \$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 Great business opportunity to turn these garages into BnB's. They were originally made and designed with that purpose in mind.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!

Built in 2017



## 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 | 151            |
| Zoning         | R-L            |

### **Listing Details**

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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