

# \$439,900 - 9 Mountain Vista Drive, Hill Spring

MLS® #A2211477

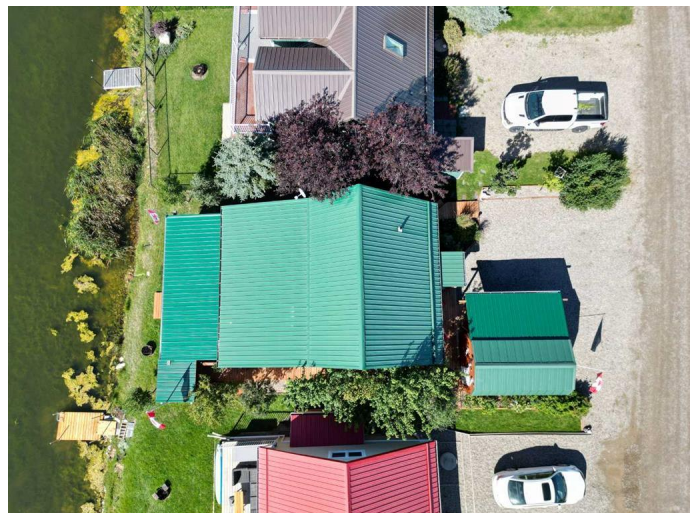
**\$439,900**

3 Bedroom, 1.00 Bathroom, 1,181 sqft

Residential on 0.07 Acres

NONE, Hill Spring, Alberta

Mountain Vista Estate is a quaint little community located north of Hill Spring, AB. It is known for its spectacular Rocky Mountain views, close community ties and centralized location to many attractions and activities. Nestled within Mountain Vista Estate is this turn key property AVAILABLE NOW! This is the place for you and an opportunity you don't want to miss. Buy now and enjoy for this summer season. You can live here year round, use it as your personal get away or do short term rentals, whichever you choose this property is completely move in ready. The cottage has 3 bedrooms and 1 bathroom. The list of upgrades and renovations that have been done over the years is extensive. Upon arrival you will see the care that has been put into this home. It has been beautifully maintained and no stone left unturned. The property is fully landscaped with framed garden beds, wood walk ways and fresh gravel for parking area. The exterior is wood siding, which gives a cabin look to the home. The shed in the front has a nice covered porch. Inside is a wood working area and plenty of storage. Going around to the back of the property is a real treat. The back covered deck is a great place to relax and enjoy views of the pond and mountains. There is also a sheltered BBQ area. Moving to the cottage from the back deck you enter into the sunroom. It has heating and cooling for year round enjoyment. From there moving into the main house you will find a full sized stackable laundry. Next is



the kitchen with stainless steel appliances and new counter top, flooring and granite sink are just a few of the many upgrades. The living room boasts a pine plank feature wall, fireplace, and sliding barn door. Also on the main floor is the 3 piece bathroom and master bedroom. The bathroom was gutted to the studs and completely redone. From flooring to plumbing to shower, sink and toilet it has a fresh look. The master bedroom is clean and bright. It has also received a face lift and has a fresh look. Upstairs you will find 2 more bedrooms. The area surrounding Mountain Vista has endless activities. Cochrane Lake just up the road is great for fishing. Waterton Reservoir (5 mins away) is your spot for boating and swimming. Waterton National Park is a quick 30 min drive and Castle Mountain Ski Resort is about 1 hour. If you are looking for a real estate investment or an investment in your personal life then look no further. Call your agent and book a showing today!

Built in 1946

### **Essential Information**

MLS® #	A2211477
Price	\$439,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,181
Acres	0.07
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9 Mountain Vista Drive
Subdivision	NONE
City	Hill Spring
County	Cardston County
Province	Alberta
Postal Code	T0K1E0

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad
Is Waterfront	Yes

### **Interior**

Interior Features	Ceiling Fan(s), Natural Woodwork, Sump Pump(s), Vinyl Windows
Appliances	Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Baseboard, Fireplace(s)
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	None, Crawl Space

### **Exterior**

Exterior Features	Fire Pit, Lighting, Outdoor Grill
Lot Description	Creek/River/Stream/Pond, Landscaped, Low Maintenance Landscape, Few Trees, Lake, Lawn, Waterfront, Yard Lights
Roof	Metal
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	132
Zoning	RR
HOA Fees	727
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

Century 21 Foothills South Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.