



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**117 HILL SPRING Meadows, Rural Rocky View County T0M 0E0**

MLS®#: **A2143664**      Area:      Listing **06/22/24**      List Price: **\$1,550,000**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$169k, 01-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Rural Rocky View County**  
 Year Built: **1976**  
Lot Information  
 Lot Sz Ar: **173,368 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,434**  
 Low Sqft:  
 Ttl Sqft: **3,434**

DOM

**153**  
Layout  
 Beds: **7 (3 4 )**  
 Baths: **6.0 (6 0)**  
 Style: **4 Level Split,Acreage with Residence**

Parking

Ttl Park: **10**  
 Garage Sz: **4**

Access:  
 Lot Feat: **Fruit Trees/Shrub(s),Lawn,No Neighbours Behind,Landscaped,Many Trees,Private**  
 Park Feat: **220 Volt Wiring,Asphalt,Electric Gate,Garage Door Opener,Paved,Quad or More Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer: **Septic Field,Septic System,Septic Tank**  
 Ext Feat: **Balcony,Fire Pit,Private Entrance,Private Yard**

Construction: **Cedar,Cement Fiber Board,Concrete**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
 Water Source: **Co-operative**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	21`0" x 14`2"	Living Room	Main	14`9" x 13`2"
Den	Main	15`2" x 11`10"	Foyer	Main	9`6" x 4`9"
Bedroom - Primary	Upper	15`0" x 14`1"	Bedroom	Upper	10`3" x 10`1"
Bedroom	Upper	11`5" x 10`4"	5pc Bathroom	Upper	8`3" x 7`9"
4pc Ensuite bath	Upper	7`10" x 5`6"	Family Room	Lower	21`6" x 13`5"
Bedroom	Lower	12`0" x 11`5"	4pc Bathroom	Lower	8`6" x 5`3"

<b>Bedroom</b>	<b>Basement</b>	<b>18`7" x 8`9"</b>	<b>4pc Ensuite bath</b>	<b>Basement</b>	<b>7`6" x 4`11"</b>
<b>Laundry</b>	<b>Basement</b>	<b>10`7" x 8`0"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`5" x 8`3"</b>
<b>Kitchen With Eating Area</b>	<b>Suite</b>	<b>16`2" x 14`5"</b>	<b>Living Room</b>	<b>Suite</b>	<b>16`6" x 16`2"</b>
<b>Bedroom - Primary</b>	<b>Suite</b>	<b>13`0" x 11`9"</b>	<b>Bedroom</b>	<b>Suite</b>	<b>11`9" x 9`5"</b>
<b>4pc Bathroom</b>	<b>Suite</b>	<b>9`2" x 7`8"</b>	<b>3pc Bathroom</b>	<b>Suite</b>	<b>7`5" x 4`6"</b>
<b>Laundry</b>	<b>Suite</b>	<b>8`8" x 6`6"</b>	<b>Storage</b>	<b>Suite</b>	<b>30`3" x 29`6"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-Rural**  
 Legal Desc: **7810320**

Remarks

Pub Rmks: **4 ACRES | 2 PRIVATE RESIDENCES | GARAGE SPACE FOR EVERYONE | STEEL SHOP | ROCKY MOUNTAIN VIEWS | SOLAR | WATER CO-OP | UPDATED SEPTIC & MECHANICAL | 7 BEDROOMS | 6 BATHROOMS.** Discover this magical 4-acre property, uniquely positioned in the serene community of Hill Spring Meadows, just off Big Springs Rd. Offering the best of both worlds, enjoy unmatched tranquility and the convenience of easy commutes to Airdrie, Cochrane, and Calgary. This property features 2 private residences connected by a spacious quad garage. It also includes a 48'x30' steel shop equipped with rough-in for in-floor heating, a wood-burning stove, and a golf simulator. All major components of the property have been updated in recent years, including a 3-phase septic system that filters near-clean water into your septic field, solar panels that generate surplus energy which is sold back to the grid, a solar-powered front gate, and a paved driveway. Additional updates include updated plumbing and HVAC systems with two AC units and furnaces, new shingles and soffit, commercial-sized water heaters, and new windows (excluding the bay window in the kitchen). The main house was recently updated and is designed to maximize views and outdoor enjoyment. The main floor is perfect for entertaining with a massive kitchen featuring a 10' quartz island, newer appliances, ample cabinet space, and more stunning views. Adjacent to the kitchen, an office or dining room offers mountain views and deck access, while the living room is warm and inviting with a white-washed feature wall and large windows. Upstairs are 3 bedrooms, a full 5-pce bathroom, and a 4-pce ensuite in the primary bedroom, which also has two closets. The 3rd floor features a cozy family room with a wood-burning fireplace and access to a stone patio and hot tub, as well as a 4th bedroom and another full bath. The basement has a large 5th bedroom with a 4-pce ensuite and a spacious laundry room. The original attached garage has been converted into a recreation room with access to both the front and back yards, a separate heater, and a dry bar space. The 1320 sqft addition, constructed in 2016, serves as a completely separate living space. It includes two bedrooms and two bathrooms, soaring vaulted ceilings, massive windows with stunning views, thoughtfully planned storage areas, an office space, a full laundry room, and beautiful finishes. The exterior of the addition is finished with Hardie Board, highlighted by cedar soffits, and features a maintenance-free wrap-around deck. The fully fenced and private yard boasts hundreds of mature trees and shrubs, and offers numerous spaces for enjoyment, including decks, a hot tub, fire pits, and an ice rink that can be flooded in the winter. This property is a rare find, combining modern amenities with natural beauty, designed to provide comfort, convenience, and endless enjoyment for discerning buyers. Check out the virtual tour and floor plans for more details.

Inclusions: **In Suite: AC, fridge, stove, dishwasher OTR microwave, washer/dryer, all window coverings. Hot tub, golf simulator, solar panels and system, stand up freezer in the laundry room, fridge in rec room. Boards and lights for out door rink, 2 shelters.**  
 Property Listed By: **Yates Real Estate Ltd**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















