



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: \$1,718,800
Status: Active County: Rocky View County Change: -\$80k, 23-Aug 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

98
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Den, Bedrooms, Bathrooms with their levels and dimensions.

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

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Discover this magical 4-acre property, uniquely positioned in the serene Hill Springs Meadows, an idyllic acreage community just off Big Springs Road between Airdrie and Cochrane. With easy commutes to both cities and under 20 minutes from Calgary, this property offers unmatched tranquility with a coulee to the west and breathtaking Rocky Mountain views. This property features two 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, a golf simulator, and a woodworking shop. 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 original home, completely updated, 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, there 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 fourth bedroom and another full bath. The lowest level houses a large 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 multiple 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