

# \$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        | Portable Dishwasher, Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |
| Has Basement      | Yes                                                           |
| Basement          | Crawl Space, None                                             |

### Exterior

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 20              |
| Zoning         | RR              |
| HOA Fees       | 737             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

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

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