

# \$325,000 - 31 Mountain Vista Estates Drive, Hill Spring

MLS® #A2245709

**\$325,000**

2 Bedroom, 1.00 Bathroom, 748 sqft

Single Family on 0.11 Acres

N/A, Hill Spring, Alberta

Dreaming of weekends at the COTTAGE combined with a great short term RENTAL income potential! This is the best of both worlds. The current owner has created the ideal mix of blocking off their own time in this cozy year-round cottage property while earning short term rental revenue when they are not there. Ideally set in the south Waterton area mountain views and on the edge of an area private lake, the landscape is as prairie cottage perfect as it gets. Sit on your front deck and enjoy the south western mountain vistas, or the back deck and watch the water fowl float past in this quiet community of Mountain Vista Estates. Year round living in this unique community and even the school bus picks up here. This home is set up with all the year-round comforts for every season whether for you and friends and family, or for your paying guests booking in for an Alberta experience. From summer visitors to Waterton Lakes, the hiking, biking, fishing, and even the winter Castle Mountain skiers – the location will not disappoint no matter the time of year. This home has been newly updated including many upgrades and even has new stack laundry, great internet access, a coffee bar and all the comforts of home. Located between Glenwood and Hill Spring, it is just a short half hour drive from Fort Macleod, or to Waterton Lakes, or an hour to Lethbridge (Costco and Westjet), and just over 2 hours from Calgary to your cottage! These fully titled year-round homes are a rare prairie gem that



donâ€™t come to market very often. (id:6289)

Essential Information

Listing #	A2245709
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Square Footage	748
Acres	0.11
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	31 Mountain Vista Estates Drive
Subdivision	N/A
City	Hill Spring
Province	Alberta
Postal Code	T0K1E0

Amenities

Amenities	Park, Water Nearby
Features	No Smoking Home, Parking
Parking Spaces	4
Parking	Other, Oversize
View	View

Interior

Appliances	Refrigerator, Stove, Hood Fan, Window Coverings, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Cooling	Partially air conditioned, See Remarks
# of Stories	1

Exterior

Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office

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