

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

MLS® #A2245709

**\$325,000**

2 Bedroom, 1.00 Bathroom, 748 sqft

Residential on 0.11 Acres

NONE, 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.

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245709    |
| Price          | \$325,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 748         |
| Acres          | 0.11        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 31 Mountain Vista Estates Drive |
| Subdivision | NONE                            |
| City        | Hill Spring                     |
| County      | Cardston County                 |
| Province    | Alberta                         |
| Postal Code | T0K 1E0                         |

**Amenities**

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Park, Snow Removal, Trash, Picnic Area |
| Parking Spaces | 4                                      |
| Parking        | Driveway, Off Street, Oversized        |

**Interior**

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                  |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                          |
| Cooling           | Other, Partial                                                                   |
| Has Basement      | Yes                                                                              |
| Basement          | Crawl Space, See Remarks                                                         |

**Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Fire Pit                           |
| Lot Description   | Back Yard, Front Yard, Landscaping |
| Roof              | Asphalt Shingle                    |
| Construction      | Mixed                              |
| Foundation        | Poured Concrete                    |



**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 55               |
| Zoning         | RR               |
| HOA Fees       | 480              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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