

\$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, Few Trees, Front
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete



Additional Information

Date Listed	August 5th, 2025
Days on Market	2
Zoning	RR
HOA Fees	480
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.