

# \$1,249,000 - 104 Hill Spring Meadows, Rural Rocky View County

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MLS® #A2250332

**\$1,249,000**

5 Bedroom, 3.00 Bathroom, 1,739 sqft  
Residential on 4.00 Acres

Big Hill Springs Est, Rural Rocky View County,  
Alberta

Opportunity knocks! This amazing property is just minutes from Airdrie, Cochrane, and Calgary making it the ideal location for any family! This quiet rural Cul-de sac offers prairie views to the east and mountain views to the west. There is pavement to the driveway and a fully fenced and gated 4 acre yard with mature trees and a designated garden space. Upon entering this hillside bungalow, you are greeted by a generous foyer, vaulted ceilings, and fresh paint throughout, and an open floor plan. The kitchen is open and offer stainless steel appliances and offset formal dining area with big windows overlooking the deck and yard. Off the kitchen there is a sunken family room that has a gas fireplace as a focal point and french doors leading to the patio. The main floor offers 3 generous bedrooms - one of which is the primary retreat with a spa like 4 pce ensuite. The lower level is a fully finished walkout with a HUGE recreation space, wet bar and cabinetry, laundry room, 4 pce washroom and two good sized additional bedrooms! Outside you will find a 34.11x18.2 garage with loads of room for your storage needs. The four manicured acres offers plenty of space for gardens, play area and, if one chooses in future, a horse! Enjoy membership in the Hill Spring Meadows water co-op - no well to maintain! Don't miss out on this opportunity, call today to book your private



viewing!

Built in 1978

### Essential Information

MLS® #	A2250332
Price	\$1,249,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,739
Acres	4.00
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	104 Hill Spring Meadows
Subdivision	Big Hill Springs Est
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4B2A3

### Amenities

Parking	Double Garage Detached, Oversized
# of Garages	2

### Interior

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Pantry, French Door, Wet Bar
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Basement, Family Room

Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Garden, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 21st, 2025
Days on Market	41
Zoning	R-RUR

## Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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