

# \$769,000 - 51 N 2 Street E, Hill Spring

MLS® #A2226713

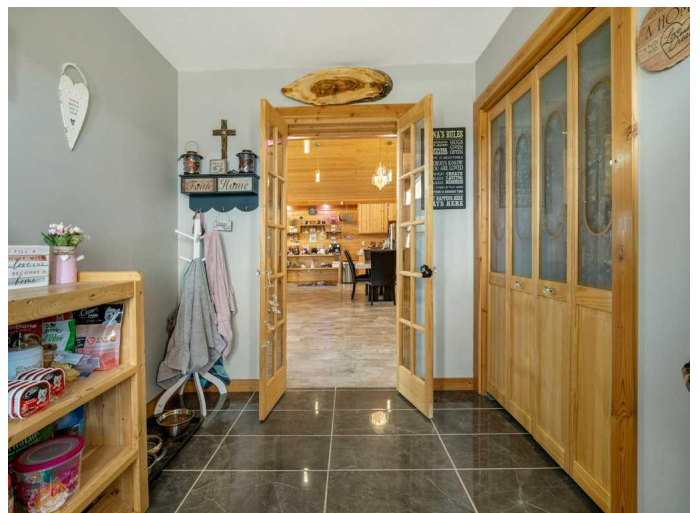
**\$769,000**

3 Bedroom, 4.00 Bathroom, 1,886 sqft

Residential on 0.47 Acres

NONE, Hill Spring, Alberta

Take a look at this stunning home nestled on approx. 1/2 acre on the east side of the beautiful small town of Hill Spring. This exquisite 1886 sq ft custom-built cottage style residence showcases unparalleled craftsmanship with top-end finishings throughout. From the moment you walk into the porcelain laced entry, to walking through the double glass french doors into the main 16 ft vaulted ceiling living area, you will be greeted with warm wood and loads of sunlight casting through the large windows. The heart of the home features a beautifully crafted kitchen with 20 ft. of sleek quartz countertops, full coffee bar and two, yes two, pantries, perfect for culinary creations. A cozy, large view, wood burning custom built brick fireplace that adds warmth and charm to the living space. The living area also Boast lifetime warranty vinyl plank floors and two 6 ft. patio doors leading to the expanded wrap around 6 ft. wide deck. The massive master suite is a true retreat, boasting a luxurious clawfoot bathtub, a spacious walk-in closet, another half bath and a private walkout to the sunset side of this expansive wrap-around deck. The deck has an added outdoor elevator for your convenience or just to bring your groceries up to the door. The property is secured by a Double powered remote activated decorative iron gate for added convenience and security. The basement is yours to complete as your needs require. With a large room, as well as a half bath already constructed, along with cold



storage, and awaiting your personal design!  
The oversized, triple heated triple door garage, complete with its own 100 amp electrical panel, wood stove, 220 Electrical heater and 100 BTU forced air goodman furnace completed with half bath, is perfect for projects or extra storage or the man cave. Powered by a robust 200 amp elecrical service, propane heated, with water on demand, this Hill Spring gem blends modern luxury with practical functionality, making it an ideal haven for those seeking a sophisticated yet comfortable lifestyle. Donâ€™t miss the opportunity to own this extraordinary property.

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226713    |
| Price          | \$769,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 1           |
| Half Baths     | 3           |
| Square Footage | 1,886       |
| Acres          | 0.47        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 51 N 2 Street E |
| Subdivision | NONE            |
| City        | Hill Spring     |
| County      | Cardston County |
| Province    | Alberta         |
| Postal Code | T0K1E0          |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 6                                   |
| Parking        | Parking Pad, Double Garage Detached |
| # of Garages   | 2                                   |

## Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, Walk-In Closet(s), Ceiling Fan(s), French Door, Natural Woodwork, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Microwave Hood Fan                                                                                |
| Heating           | Forced Air, Fireplace Insert                                                                                                                        |
| Cooling           | None                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                                                   |
| Fireplaces        | Electric, Wood Burning                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Partially Finished                                                                                                                            |

## Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Yard, Fire Pit                                                         |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Landscaped, Fruit Trees/Shrub(s), Irregular Lot, Lawn |
| Roof              | Metal                                                                                           |
| Construction      | Wood Frame, Wood Siding                                                                         |
| Foundation        | ICF Block                                                                                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 67             |
| Zoning         | R1             |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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