

\$1,800,000 - 2 Hill Drive, 213026 Twp Rd 70, Welling

MLS® #A2175127

\$1,800,000

5 Bedroom, 3.00 Bathroom, 2,792 sqft
Residential on 4.23 Acres

NONE, Welling, Alberta

Located just 15 minutes from Lethbridge, this amazing acreage has a lot to offer! Overlooking a small coulee with an active creek, the Rocky Mountains are clearly visible to the west. This property has been finished to a very high standard and has many features to enjoy. There are 3 tee boxes taking advantage of the fully landscaped and fenced 4.3 acres. Inside, there are 5 bedrooms and ample open space to enjoy entertaining or enjoying quiet time by one of the 3 fireplaces. Granite counter tops, incredible Master Suite with oversize shower and tub, Sub-Zero fridge/freezer, hidden kid space in the breezeway, and views from every window! Every finish and feature has been thoughtfully integrated into this home. Attached you'll find an oversized 3 car, heated garage. There's also a detached shop over 1800 sq ft. full of its own amenities. Tastefully finished by professional family in the construction field. Irrigation water feeds into the dug-out to service the underground sprinkler system. Town of Raymond supplies municipal water to the property.

Built in 2018

Essential Information

MLS® #	A2175127
Price	\$1,800,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	2,792
Acres	4.23
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	2 Hill Drive, 213026 Twp Rd 70
Subdivision	NONE
City	Welling
County	Cardston County
Province	Alberta
Postal Code	T0K 2N0

Amenities

Parking	Triple Garage Attached, Triple Garage Detached
# of Garages	6

Interior

Interior Features	Bar, Breakfast Bar, Central Vacuum, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan
Appliances	Built-In Refrigerator, Dishwasher, Gas Stove, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Double Sided, Electric, Gas, See Through, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Other, Private Yard
Lot Description	Low Maintenance Landscape, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 23rd, 2024

Days on Market 138

Zoning GCR

Listing Details

Listing Office Royal LePage South Country - Lethbridge

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