# \$1,950,000 - 14119 Big Hill Springs Road, Rural Rocky View County

MLS® #A2198330

\$1,950,000

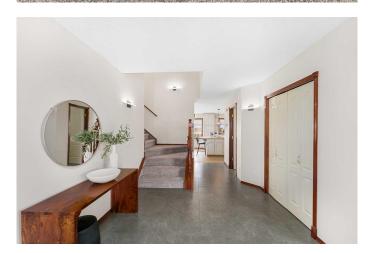
5 Bedroom, 4.00 Bathroom, 2,989 sqft Residential on 20.00 Acres

NONE, Rural Rocky View County, Alberta

18-20 acre (New Sub-div) with Executive 2 Storey Split home with Triple attached garage. A nice little horse setup with 30X50 Barn/Shop, it offers concrete floor with drain, wired, water Hydrant, insulated and boarded. N/G is just outside for easy hookup for heater. There 5 separate paddocks with shelters. The front areas of property are in hay. The house has just been remodeled with new paint (in & out), carpets and hardwood and tile flooring. New toilets, light fixtures, Butcher block Island top, Electric Stove, Microwave Hoodcover, Built-In Dishwasher, matching Washer & Dryer. New Roller Blinds thru-out. Upgraded rear deck off the kitchen for BBQing and entertaining! New Front Doors, security system, and Decorative Front Gates out front for a little peace of mind! The walk-out basement is undeveloped with roughed in plumbing and additionally, there is a separate area for dogs/pets with separate entrance to kennel runs. Perfect for pet grooming or turn it into a Mother-in-law suite (Subject to County approval). Separate 2 pc bath already in place. Taxes are a guesstimate as the property will be assessed for 2026. \*Subject to final Title Registration\*







Built in 1996

#### **Essential Information**

MLS® # A2198330 Price \$1,950,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,989
Acres 20.00
Year Built 1996

Type Residential Sub-Type Detached

Style Acreage with Residence, 2 and Half Storey

Status Active

# **Community Information**

Address 14119 Big Hill Springs Road

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T4B 4S6

## **Amenities**

Utilities Electricity Connected, Electricity Paid For, Natural Gas Connected,

Water Paid For, Water Connected, Heating Paid For, Phone Available,

Satellite Internet Available, Sewer Connected, Underground Utilities

Parking Spaces 6

Parking Front Drive, Garage Door Opener, Gravel Driveway, Off Street,

Oversized, Triple Garage Attached, Gated, Insulated, Workshop in

Garage

# of Garages 3

#### Interior

Interior Features Jetted Tub, No Smoking Home, Wood Windows

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Water

Heater, Microwave Hood Fan, Refrigerator, Convection Oven

Heating Fireplace(s), Forced Air, Natural Gas, Mid Efficiency

Cooling None Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas, Mantle, Tile, Brass

Has Basement Yes

Basement Exterior Entry, Full, Unfinished, Walk-Out

### **Exterior**

Exterior Features Dog Run, Rain Gutters

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping,

Landscaped, Lawn, Pasture, Rectangular Lot, Views, Dog Run Fenced

In, Subdivided

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 1st, 2025

Days on Market 69

Zoning A-Gen

## **Listing Details**

Listing Office CIR Realty

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