

\$1,300,000 - 42082 Range Road 274, Hill Spring

MLS® #A2262252

\$1,300,000

6 Bedroom, 4.00 Bathroom, 2,376 sqft

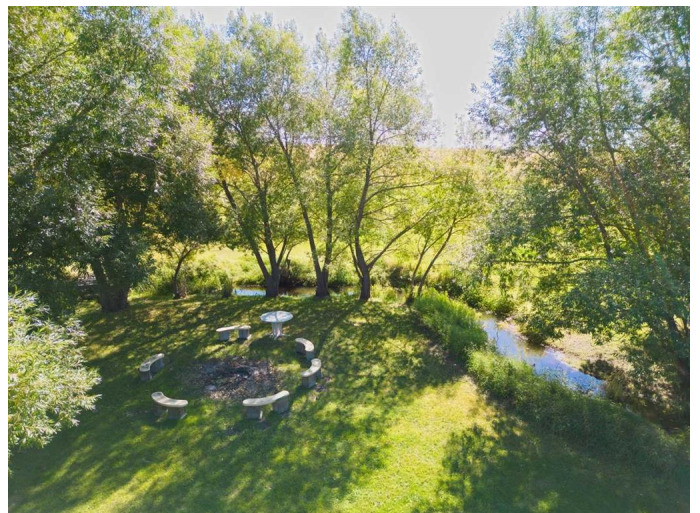
Residential on 10.40 Acres

NONE, Hill Spring, Alberta

Experience the pinnacle of Alberta country living on this rare 10-acre estate, perfectly designed for a bustling family and discerning investor alike. Situated in the serene area near Hill Spring, just an hour southwest of Lethbridge, AB, this property is your gateway to endless outdoor adventure—from the trails and lakes of Waterton National Park to the slopes of Castle Mountain Resort. This is not just a home; it's a complete, self-contained legacy property offering everything you could possibly want in a residential acreage.

The main home is built for connection and comfort, where open-concept design connects the living and dining spaces, setting the stage for memorable family moments. The spacious main floor hosts two bedrooms, three bathrooms, and a flexible laundry room that can easily convert to a third bedroom or office. With a walk out deck that looks at mountains and farm fields where you get privacy and purpose. The fully finished basement adds significant living space, ensuring room to play, deep discussions, and relaxation. room for everyone.

Beyond the main residence, you will find out this property is truly exceptional: a tranquil creek meanders through the 10 acres, creating a picturesque backdrop to your backyard pool and cozy creekside fire-pit. Practicality is covered by a massive barn and a functional quonset. Best of all, a secondary dwelling currently provides a reliable rental income stream, solidifying this as the all-in-one



property where dreams meet financial sense.
Schedule your viewing and embrace the
complete acreage lifestyle.

Built in 1987

Essential Information

MLS® #	A2262252
Price	\$1,300,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,376
Acres	10.40
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	42082 Range Road 274
Subdivision	NONE
City	Hill Spring
County	Cardston County
Province	Alberta
Postal Code	T0K 1E0

Amenities

Parking	Double Garage Attached
# of Garages	2
Waterfront	Stream

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer, Washer/Dryer
Heating	In Floor, Fireplace(s), Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Creek/River/Stream/Pond, Irregular Lot, Landscaped, Lawn, Many Trees, Private, Secluded
Roof	Rubber
Construction	Stucco
Foundation	Wood

Additional Information

Date Listed	October 17th, 2025
Days on Market	14
Zoning	Agriculture Ag

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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