



**35 Mount Vista Drive  
Hill Spring, Alberta**

**MLS # A2315841**



**\$285,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	739 sq.ft.	<b>Age:</b>	1946 (80 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Lake, Landscaped, Rectangular Lot		

<b>Heating:</b>	Baseboard, Pellet Stove	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), No Smoking Home, Vinyl Windows		

**Inclusions:** 2 Garden Sheds, Fire Pit, Septic Tank,

Renovated A-frame cottage in the quiet Mount Vista community, just minutes from Waterton Reservoir and surrounded by beautiful southwest Alberta scenery. This peaceful cottage development is built around a 12-acre man-made lake where you can enjoy the mountain views, gather at the community fire pit, and take in the calm setting with plenty of birds and wildlife nearby. Waterton Reservoir is only about a 5-minute drive away for swimming, fishing, paddling, boating, and more. Waterton Lakes National Park is roughly 30 minutes away, with the U.S. border about 35 minutes from the property. The cottage offers an open main floor with a living room, eat-in kitchen, and 3-piece bathroom, plus space upstairs for two bedrooms. Recent updates include exterior paint in forest green, interior paint in 2025, added insulation in the walls and floor, a new heated tracer wire for the waterline, a brand-new US Pellet Stove installed in 2025, a new hot water tank in January 2026, and a freshly stained front deck. Outside, you'll find a backyard fire pit, a new 10' x 11' shed, a 30-amp RV plug-in, and parking for up to four vehicles. Fridge, stove, microwave, and all-in-one steam washer/dryer are included. Rogers 5G Wi-Fi works well here as does Starlink satellite internet, making it easy to stay connected while enjoying a quiet cottage setting. Your pets will also enjoy the fully fenced yard! This won't last long! Call your favourite REALTOR to book a showing!