



**#2 Hill Drive, 213026 Twp Rd 70
Welling, Alberta**

MLS # A2321290



\$1,690,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,787 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3
Garage:	Driveway, Triple Garage Attached, Triple Garage Detached		
Lot Size:	4.23 Acres		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	GCR
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: 2x fridge, 2x bar fridge, 2x dishwasher, gas stove, stove (garage), washer/dryer, all window coverings, 2x garage heater, a/c unit, gem stone exterior lights

Welcome to #2 Hill Drive, 213026 Township Road 70 — a private acreage just 15 minutes from Lethbridge. Set on 4.3 beautifully maintained acres, this exceptional property boasts breathtaking prairie views and an impressive collection of amenities designed to enhance everyday living. Golf enthusiasts will appreciate the three private tee boxes, allowing you to practice your swing without ever leaving home. The property features two separate triple car garages, providing ample room for vehicles, recreational equipment, storage, and hobbies. The detached shop is a dream workspace, complete with a kitchen area and plenty of room for automotive projects, entertaining, or creating the ultimate man cave. Inside, the home offers an impressive 2,787 square feet of above-grade living space designed with comfort and functionality in mind. The expansive kitchen and dining area create the perfect gathering space for family meals and entertaining, while the inviting living room is highlighted by a cozy fireplace and picturesque views of the surrounding landscape. The main level includes three spacious bedrooms, highlighted by a stunning primary retreat featuring a large walk-in closet and a luxurious 5-piece ensuite. Downstairs, you'll find even more space to enjoy with a massive recreation room, two additional bedrooms, a dedicated gym area, and endless flexibility for growing families or guests. Adding to the home's versatility is a comfortable family room located off the attached garage—an ideal space to unwind after a long day or create a separate entertainment area. Whether you're looking for room to grow, space for your hobbies, or simply a peaceful acreage lifestyle close to the city, this remarkable property offers endless possibilities.