



GRASSROOTS
REALTY GROUP

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**30 mount Vista Drive
Cardston, Alberta**

MLS # A2329301



\$315,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	906 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Low Maintenance Landscaping		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Metal
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Piling(s)
Features:	Ceiling Fan(s), Open Floorplan, Skylight(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RR
Utilities:	-

Inclusions: Fridge, Dishwasher, Stove, microwave, washer/dryer combo, bar fridge in kitchen, All window coverings, built in bunk beds, All the furniture.

Welcome to 30 Mountain Vista Estates right out side of Hill spring, where peaceful waterfront living meets the beauty of Southern Alberta. Perfectly positioned backing directly onto the picturesque Great Canadian Barn Dance, this charming retreat offers the ideal escape for families, weekend adventurers, or those looking for an incredible investment opportunity. 1 Step up and everything is on the main level there are no stairs, you'll immediately appreciate the thoughtfully designed addition that creates a warm and inviting front living room. Continue through the home to a second spacious living area, complete with a cozy electric fireplace and oversized patio doors that open onto the covered deck—the perfect place to relax with your morning coffee or unwind in the evening while taking in the tranquil pond views. The backyard is truly something special. Enjoy direct access to the water from your own private dock, where summer days can be spent paddleboarding, kayaking, canoeing, or simply soaking in the peaceful surroundings. As the sun sets, gather around the campfire and enjoy breathtaking star-filled skies. The bright, functional kitchen offers plenty of space for preparing meals and flows seamlessly into the dining area, large enough to comfortably accommodate six to eight guests. Surrounded by windows overlooking the water, this space is filled with beautiful natural light and stunning views year-round. Down the hall, you'll find two bedrooms, including a charming bunk room with built-in bunk beds—perfect for children or visiting guests. The primary bedroom features custom built-in closets, while the spacious four-piece bathroom includes a skylight that fills the room with natural light. A convenient stackable washer and dryer complete the home's practical layout. Outside, the low-maintenance front yard offers exceptional

parking with room for an RV and multiple vehicles. Relax on the welcoming front porch and enjoy beautiful mountain views that perfectly complement the peaceful waterfront setting. Beyond the property itself, Mountain Vista Estates offers a wonderful sense of community, with annual community barbecues, New Year's fireworks, and friendly neighbours that make every visit memorable. Located just 30 minutes from Waterton Lakes National Park, this property is perfectly situated for year-round adventure. Whether you're looking for a family getaway, a full-time residence, or a vacation rental with Airbnb potential, the possibilities are endless. Come experience the best of waterfront living, mountain views, and unforgettable memories. Your own private escape awaits.