

# **\$2,225,000 - 14119 Big Hill Springs Road, Rural Rocky View County**

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MLS® #A2198330

**\$2,225,000**

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	\$2,225,000
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	2 and Half Storey, Acreage with Residence
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, Heating Paid For, Phone Available, Satellite Internet Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	6
Parking	Front Drive, Garage Door Opener, Insulated, Off Street, Oversized, Triple Garage Attached, Gated, Gravel Driveway, Workshop in Garage
# of Garages	3

### **Interior**

Interior Features	Jetted Tub, No Smoking Home, Wood Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Convection Oven, Gas Water Heater
Heating	Fireplace(s), Forced Air, Natural Gas, Mid Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1

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	50
Zoning	A-Gen

## Listing Details

Listing Office	CIR Realty
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