

# \$1,299,999 - 37 Hilliard's Bay Estate, 13414 Township Road 752a, Rural Big Lakes County

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MLS® #A2199056

**\$1,299,999**

3 Bedroom, 6.00 Bathroom, 3,132 sqft  
Residential on 0.12 Acres

Hilliard's Bay, Rural Big Lakes County, Alberta

Looking for the ultimate escape or year-round living at the lake? This property has it ALL. For the first time ever, this one-of-a-kind custom Luxury property is on the market in the gated community of Hilliard's bay. Offering a massive open concept main home with over 3,100 sq ft overlooking the lake, Guest house, & Commercial kitchen cookhouse / guest house. The main home is an open concept with an abundance of room to hostess many guests. The open concept guest house offers an open bedroom / living room and full bathroom, and the cookhouse/additional living space is equipped with a commercial kitchen, Dining room, enclosed fireplace sitting room, convenient covered BBQ house, 5th bathroom, storage room (or additional bedroom) and 2nd laundry room. The main home overlooks the lake offers 3,132 sq ft 2 story home with an ELEVATOR for convenient upper-level access. Modern finishes complement the custom glass work through "flux" including the showers, tile and stunning countertops throughout. The main entertaining space is large and welcoming with a full bright kitchen, large island, high-end appliances, stone countertops, and vaulted ceilings with built in surround sound throughout the home. Large open dining room is open to the living room with a grand oversized stoned Napoleon gas fireplace. Through the double hinged doors, you enter



the 17 ft height Fir beamed vaulted ceiling covered and screened patio that offers an abundance of space fronting stunning lake views. This home offers 1000 sq ft of outdoor covered screened entertaining space. The master bedroom is grand, with a sitting room, large walk-in closet, breathtaking 4-Piece ensuite with Laundry Chute. Escape the master suite to your own private covered and screened deck including an 8-person hot tub, & lounging area. Escape to the main level, take the stairs or the ELEVATOR! Another large-scale bedroom/living room with walk in closet and full 4-piece ensuite can easily accommodate a full 8-person family to sleep and stay. Completing the main level is another full bath, utility / laundry room and access to the 42 x 26 heated garage with epoxy flooring.

The guest house is an open concept with tall vaulted ceilings. Open living / bedroom with custom porcelain tile flooring, and a full 3-Piece ensuite bathroom. This cook house offers a full commercial kitchen. Enjoy the open concept kitchen, dining and fireplace room. Completing this space is a full bathroom, storage room (has been used as another bedroom) and laundry room #2.

Hilliard's bays gated community offers: Private beach access, Tennis & Basketball courts, Children' park, Water sports and kids floating water slide/Trampoline, boat slips (\$\$\$\$), Horseshoe pits, docks, quad / skidoo trails, iced fishing and much more. All homes/buildings offer tin roofing, in floor heat, heated concrete outdoor pads. CALL NOW

Built in 2019

### **Essential Information**

MLS® #	A2199056
Price	\$1,299,999
Bedrooms	3

Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,132
Acres	0.12
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	37 Hilliard's Bay Estate, 13414 Township Road 752a
Subdivision	Hilliard's Bay
City	Rural Big Lakes County
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1C0

### Amenities

Amenities	Elevator(s), Storage, Beach Access, Boating, Guest Suite
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Satellite Internet Available
Parking Spaces	10
Parking	Triple Garage Attached, Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Driveway, Owned
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Built-in Features, French Door, Low Flow Plumbing Fixtures, Master Downstairs, Recreation Facilities, Recessed Lighting, Wired for Sound
Appliances	See Remarks
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas, Wood Burning
Basement	None

## Exterior

Exterior Features	Barbecue, Private Entrance, Private Yard, Rain Gutters, Storage, Courtyard, Uncovered Courtyard
Lot Description	Landscaped, Private, Beach, Lake, Low Maintenance Landscape, Paved
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

## Additional Information

Date Listed	March 4th, 2025
Days on Market	56
Zoning	Res

## Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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