

\$929,900 - 440 Collinge Road, Hinton

MLS® #A2233796

\$929,900

5 Bedroom, 4.00 Bathroom, 2,816 sqft

Residential on 0.29 Acres

Hillcrest, Hinton, Alberta

Where to begin.. This executive, 5 bedroom home has the perfect blend of quality, luxury & comfort. Located in a prime location, it offers everything from lake views, to theme rooms, to entertaining in style. Upon arrival, the majestic entry welcomes you to an open concept w/ 18'™ ceilings, innovative architecture, endless natural light, & modern updates throughout. A central sunken living room features a floor to ceiling rock fireplace, elegant wood flooring & view of the lake. Views extend to the breakfast nook w/ polygon skylight & access to one of the many decks overlooking the backyard, Maxwell Lake & Beaver Boardwalk. The kitchen has been refinished w/ beautiful maple cabinets, granite countertops, ceramic tile flooring, sun tunnels, high-end appliances & large island w/ seating. A formal dining room & office finish the main floor. The primary suite occupies the next level up & is designed to be your personal "oasis" a way. It boasts a large bedroom area, fireplace & access to a private deck. The attached 4 pce ensuite has a lavish jacuzzi tub, separate steam shower & walk-in closet. 2 spacious bedrooms w/ vaulted ceilings, each w/ private deck & "jack & jill" 4 pce bathroom complete the top floor. A few steps down from the main level includes access to the attached, heated garage, a 3 pce bathroom, laundry room & 4th bedroom w/ private deck & sitting area. Down another floor leads you to the Irish themed wet bar w/ maple cabinets, custom epoxy bar top & plenty of



seating. A cozy family room w/ wood fireplace & access to the lower patio w/ hot tub provides unlimited entertaining. A 5th bedroom or gym & 4 pce bathroom featuring an infrared sauna is a bonus for escaping from the day. The lower level contains storage & a private theatre room w/ built-in Bose sound system, projector & big screen. The recently upgraded dual furnaces, hot water tanks, sump pump & 2 central air conditioners give peace of mind & comfort. Additional renovations over the years are luxury flooring throughout, paint, sun tunnels, skylights, shingles less than 10 years old & refinished decks. There is a new furnace in the triple car garage & plenty of extra parking for everyday vehicles & RV outside. With just under a ¼ acre of land, it is ideal for kids, pets or whatever your heart desires. Access to the lake, walking trails & boardwalk are directly out your back door. Great family neighbourhood & close to schools.

Built in 1997

Essential Information

MLS® #	A2233796
Price	\$929,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,816
Acres	0.29
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

Community Information

Address	440 Collinge Road
Subdivision	Hillcrest

City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 1L1

Amenities

Utilities	Electricity Available, Natural Gas Available, Garbage Collection, Sewer Available, Fiber Optics Available, Water Available
Parking Spaces	4
Parking	Heated Garage, RV Access/Parking, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Sauna
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Other, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Lake, No Neighbours Behind, Views
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 23rd, 2025
Days on Market	1
Zoning	R-S2

Listing Details

Listing Office

RE/MAX 2000 REALTY

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