

#4 5227 TWP 320 Road
Rural Mountain View County, Alberta

MLS # A2214916



\$315,000

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|-----------|--|--------|-------------------|
| Division: | Bergen Springs | | |
| Type: | Residential/Cabin | | |
| Style: | 1 and Half Storey | | |
| Size: | 577 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.22 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Close to Clubhouse, Dog Run Fenced In, Low | | |

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|-------------|---|------------|--|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | Cistern, Co-operative |
| Floors: | Carpet, Laminate | Sewer: | Holding Tank |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 610 |
| Basement: | Crawl Space, None | LLD: | 34-31-5-W5 |
| Exterior: | Concrete, Wood Frame, Wood Siding | Zoning: | 9 P-PCR Parks Recreatio |
| Foundation: | Pillar/Post/Pier | Utilities: | Electricity Connected, Natural Gas Connected, Satellit |
| Features: | Ceiling Fan(s), High Ceilings, No Smoking Home, Recreation Facilities | | |

Inclusions: Gas stove fireplace, electric stove, refrigerator, overhead fan, sheds, fabric shelter & window coverings

Welcome to this warm & inviting 1½-storey, 577 sq ft 4-season cabin located in the peaceful community of Bergen Springs Estates, just 15 minutes south of Sundre & approximately 1 hour from Calgary or Red Deer. Built in 2000 & full of rustic charm, this property offers the perfect blend of comfort, privacy, & natural beauty. The cabin features an open main floor living area with a cozy gas fireplace stove, & a loft bedroom above for peaceful nights. Step outside to enjoy a large, covered porch, firepit area, & fenced yard—perfect for pets & gatherings. Set on a naturally wooded lot with no neighbors behind, this property also includes multiple sheds, one with power, and a fabric shelter for your storage, bunkie or hobbies . There’s parking for 3 vehicles, and you’ll appreciate the cistern in the heated crawl space, septic tank, and access to seasonal community water. Bergen Springs is a welcoming and well-managed community offering trails, a community garden, and a beautiful pond for year-round enjoyment—fishing, paddling, skating, or simply taking in nature. Davidson Park and Fallen Timber Creek are just 4 minutes away for added outdoor adventure. Low condo fees of just \$610/year include garbage pickup, snow removal, and maintenance of common areas. Whether you're looking for a peaceful getaway or year-round living, this cozy property is ready to welcome you home.