

\$439,900 - 141, 5227 Township Road 320, Rural Mountain View County

MLS® #A2186214

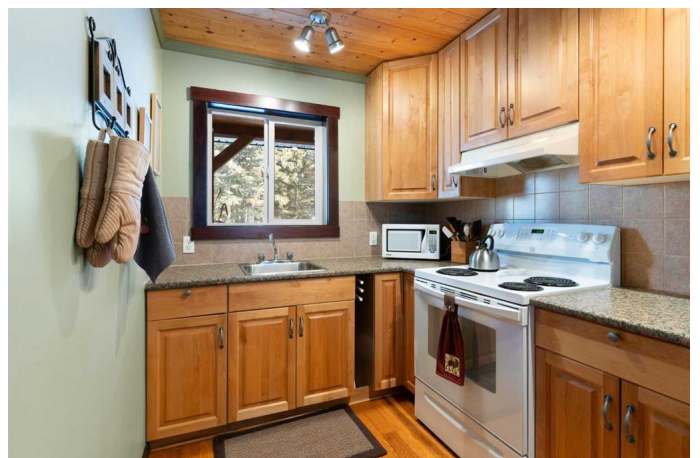
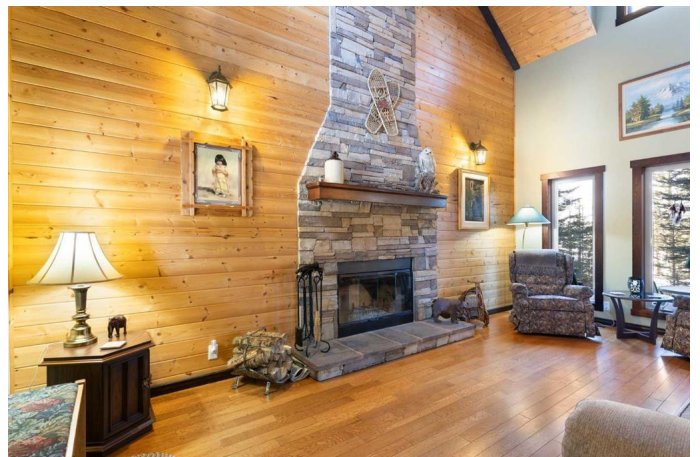
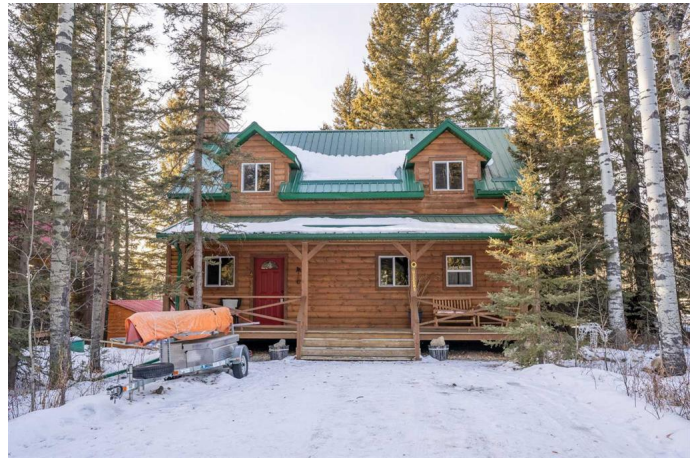
\$439,900

3 Bedroom, 1.00 Bathroom, 1,039 sqft
Residential on 0.20 Acres

Bergen Springs, Rural Mountain View County,
Alberta

This stunning, custom-built 3-bedroom, 1-bathroom cabin is an unmatched retreat in Bergen Springs Estates, just an hour's drive from Calgary. Ideal for a weekend getaway or year-round living, it exudes warmth and rustic charm on a quiet, treed .20 acre lot. Step inside and you're greeted by a spectacular 19-foot-high, stone-faced, wood-burning fireplace – the heart of the cozy living room - enhanced by beautiful oak hardwood floors and vaulted tongue-and-groove pine ceilings & accent walls.

Evidence of the craftsmanship continues with reclaimed, vintage fir interior doors, matching, custom-milled fir jambs, moldings and other trim, while the beautiful solid alder cabinets in the kitchen add to the overall character. There's a spacious dining room, a main floor bathroom with space for stacked washer/dryer, a primary bedroom and two additional bedrooms upstairs in the roomy loft. Each has a vaulted ceiling and large window, while the sitting room of the loft itself offers an amazing view of the fireplace and floor below. Abundant windows bathe the cabin with natural light and provide their own great views of the surrounding forest. This tranquil, treed setting – your own private sanctuary, complete with spacious rear deck and covered front porch - is the perfect place to immerse



yourself in nature or to host friends and family. The community itself has a clubhouse, a stocked pond for fishing or skating, access to walking trails and parks, three area golf courses and the amenities available in the nearby town of Sundre. It's a slice of paradise with everything you need right at your doorstep. Check out the 3D virtual tour then come see it in person.

Built in 2006

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2186214 |
| Price | \$439,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,039 |
| Acres | 0.20 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Cottage/Cabin |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 141, 5227 Township Road 320 |
| Subdivision | Bergen Springs |
| City | Rural Mountain View County |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M 1X0 |

Amenities

| | |
|----------------|--|
| Amenities | Gazebo, Picnic Area, Playground, Clubhouse, Community Gardens, Dog Park, Party Room, Recreation Facilities |
| Utilities | Natural Gas Connected, Electricity Connected, Water Connected, Water At Lot Line |
| Parking Spaces | 4 |

| | |
|---------|---|
| Parking | Parking Pad, Gravel Driveway, RV Access/Parking |
|---------|---|

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), High Ceilings, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Laminate Counters, Master Downstairs, Natural Woodwork, Sump Pump(s) |
| Appliances | Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | Forced Air, Natural Gas, Wood, Fireplace(s), Mid Efficiency |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Wood Burning, Raised Hearth, Stone |
| Has Basement | Yes |
| Basement | None, Crawl Space |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Rain Gutters |
| Lot Description | Backs on to Park/Green Space, Corner Lot, Many Trees, No Neighbours Behind, Treed |
| Roof | Metal |
| Construction | Wood Frame, Wood Siding |
| Foundation | Wood, Perimeter Wall, See Remarks |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 17th, 2025 |
| Days on Market | 109 |
| Zoning | 9 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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