

\$315,000 - #4 5227 Twp 320 Road, Rural Mountain View County

MLS® #A2214916

\$315,000

1 Bedroom, 1.00 Bathroom, 577 sqft
Residential on 0.22 Acres

Bergen Springs, Rural Mountain View County,
Alberta

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.

Built in 2000

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2214916 |
| Price | \$315,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 577 |
| Acres | 0.22 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Recreational |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | #4 5227 Twp 320 Road |
| Subdivision | Bergen Springs |
| City | Rural Mountain View County |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M 1X0 |

Amenities

| | |
|----------------|---|
| Amenities | Clubhouse, Community Gardens, Dog Park, Playground, Snow Removal, Trash |
| Utilities | Electricity Connected, Natural Gas Connected, Satellite Internet Available, Water Available |
| Parking Spaces | 3 |
| Parking | Parking Pad |
| Waterfront | Pond |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), High Ceilings, No Smoking Home, Recreation Facilities |
| Appliances | Electric Stove, Refrigerator |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Crawl Space, None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Dog Run, Fire Pit, Storage |
| Lot Description | Backs on to Park/Green Space, Close to Clubhouse, Dog Run Fenced In, Low Maintenance Landscape, No Neighbours Behind, Wooded |
| Roof | Asphalt Shingle |
| Construction | Concrete, Wood Frame, Wood Siding |
| Foundation | Pillar/Post/Pier |

Additional Information

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|----------------|-------------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 75 |
| Zoning | 9 P-PCR Parks Recreatio |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Coldwell Banker Vision Realty |
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