

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

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MLS® #A2186214

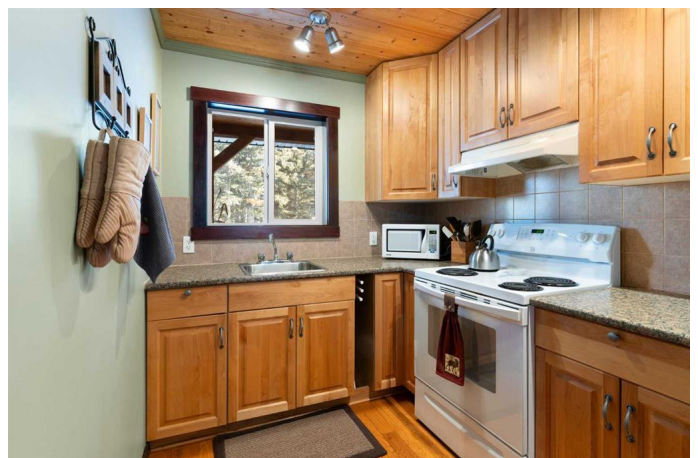
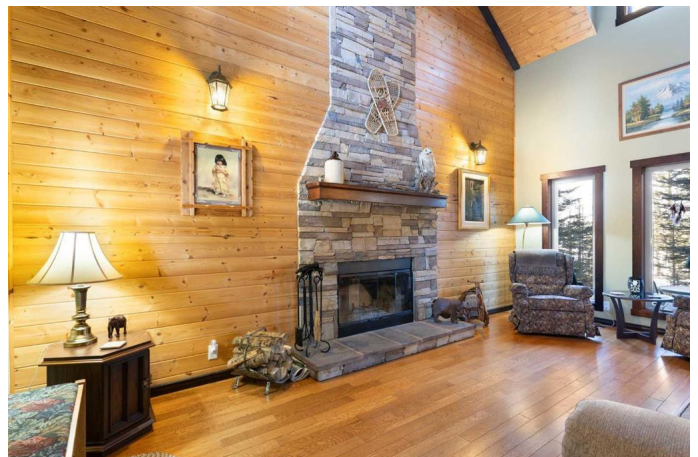
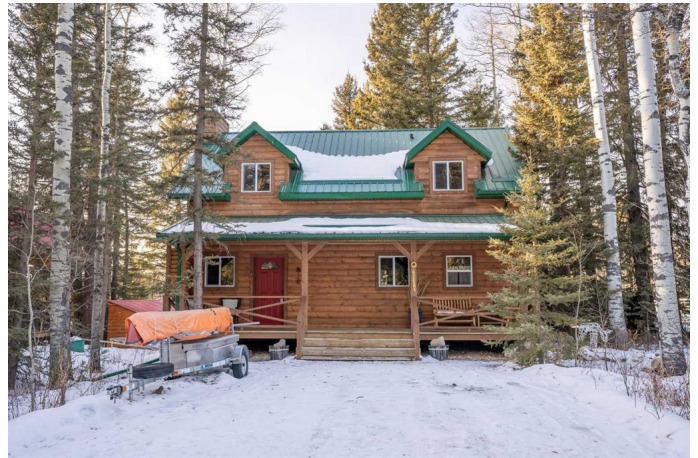
**\$439,900**

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
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## 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	106
Zoning	9

## Listing Details

Listing Office	Royal LePage Benchmark
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