

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

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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, Playground, Snow Removal, Trash, Community Gardens, Dog Park
Utilities	Water Available, Electricity Connected, Natural Gas Connected, Satellite Internet 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	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Crawl Space, None

## Exterior

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

## Additional Information

Date Listed	April 25th, 2025
Days on Market	100
Zoning	9 P-PCR Parks Recreatio

## Listing Details

Listing Office	Coldwell Banker Vision Realty
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