

\$369,000 - 23, 5227 Township Road 320, Rural Mountain View County

MLS® #A2263749

\$369,000

2 Bedroom, 1.00 Bathroom, 596 sqft
Residential on 0.22 Acres

Bergen Springs, Rural Mountain View County,
Alberta

Charming Rustic Creekside Cottage â€“
Bergen Springs Estates

Nestled in a private, forested lot along the creek, this beautiful cottage in Bergen Springs Estates offers the perfect blend of rustic charm, comfort, and natural beauty. Set on one of the communityâ€™s most coveted lots, this year-round retreat is surrounded by mature trees and lush vegetation, creating a peaceful and private escape.

Inside, the rustic interior features warm wood finishes, deceptively spacious with a living room, dining area, a cozy wood stove will keep the chills off, and a well-equipped galley kitchen. Thereâ€™s room to comfortably sleep five or more, including two bedroom areas and a cozy loft space, along with a three-piece bathroom and a cistern-fed water system housed in a heated, insulated room for dependable year-round use. Natural Gas can be installed for \$4500.

Outdoors, youâ€™ll love the wood-fired hot tub, outdoor shower, and spacious deck overlooking the creek â€” the perfect setting



for morning coffee or evenings under the stars. The property offers ample parking, natural landscaping, and an authentic cabin-in-the-woods atmosphere.

Neighboring adjacent creek side lot is also for sale separately and creates a 1/2 acre private oasis.

Residents of Bergen Springs Estates enjoy a range of community amenities including a community hall for private events, two dog parks, a stocked fishing pond, community gardens, playground, and disc golf course. Just beyond the community, Fallen Timber Creek offers fishing, swimming, and kayaking opportunities in a pristine natural setting. The community is serviced by holding tanks and cisterns for winter and seasonal water in the summer months approx May-Oct.

The nearby town of Sundre provides all essential services â€” shopping, dining, recreation, and medical facilities â€” as well as easy access to lakes, rivers, and trails ideal for hunting, fishing, quadding, and outdoor adventure.

This is a rare opportunity to own a year-round creekside retreat in one of Albertaâ€™s most charming recreational communities â€” where comfort, nature, and relaxation come together. Only an hour from Calgary but a world away from the city!!!!

Built in 1988

Essential Information

MLS® #

A2263749

Price	\$369,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	596
Acres	0.22
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Active

Community Information

Address	23, 5227 Township Road 320
Subdivision	Bergen Springs
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Amenities	Clubhouse, Park, Picnic Area, Community Gardens, Dog Run, Gazebo, Playground
Utilities	Natural Gas Available
Parking Spaces	3
Parking	Off Street
Waterfront	Creek

Interior

Interior Features	Natural Woodwork, Master Downstairs
Appliances	Refrigerator, Stove(s)
Heating	Baseboard, Electric, Fireplace(s), Space Heater, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Wood Burning Stove
Basement	None

Exterior

Exterior Features	Fire Pit, Outdoor Shower
Lot Description	Low Maintenance Landscape, Many Trees, Creek/River/Stream/Pond, Native Plants, Private
Roof	Rubber
Construction	Wood Frame, Cedar
Foundation	Piling(s), See Remarks

Additional Information

Date Listed	October 10th, 2025
Days on Market	28
Zoning	9

Listing Details

Listing Office	Real Broker
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