

\$365,000 - 48, 5227 Township Road 320, Rural Mountain View County

MLS® #A2203549

\$365,000

1 Bedroom, 1.00 Bathroom, 601 sqft
Residential on 0.17 Acres

Bergen Springs, Rural Mountain View County,
Alberta

Escape to the tranquility of nature with this charming 1-bedroom, 4-season cabin in the heart of Bergen Springs Estates. This cabin is nestled amongst the trees and backs onto the cutline giving you the ultimate location and privacy with NO neighbours behind you except for all of the wonderful wildlife! Step inside to find a warm and inviting interior, featuring vaulted pine ceilings and a wood stove—perfect for cozy nights. The spacious kitchen provides ample room for cooking, while the 4-piece bathroom and in-cabin laundry add modern convenience.

Outside, enjoy the stunning surroundings from your wrap-around south facing deck, covered outdoor dining area, and firepit space—ideal for entertaining or unwinding under the stars. The shed is beautifully finished with a toilet (on its own separate septic tank) offers extra storage for all your seasonal gear and room out front for three cars to park! The crawlspace is heated and has a concrete slab and is home to the forced air furnace and 1320 gallon cistern! This provides ample amount of water for those winter months until the park well water is turned back on in the spring.

This serene property is just a short walk from the community center, off-leash dog park, walking trails, playground, and a picturesque pond (with a pondside fire shelter) perfect for paddle boating in the summer and skating in



the winter. Gardeners will love the community garden, and outdoor enthusiasts will appreciate being just minutes from Davidson Park, where you can swim, hike, and explore. Plus, Sundre is only 10 minutes away for all your amenities. Don't miss this chance to own your dream cabin in Bergen Springs Estates! This is a turnkey 4 season cabin offering the perfect getaway!! Everything you see on the property and inside the property is included. And let's not forget that the Condo Fees are super affordable! Just \$610 annually and includes garbage removal, seasonal water (roughly May-October), year round common area and ground maintenance! Please check out the Virtual Tour to "walk" the property!

Built in 2001

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2203549 |
| Price | \$365,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 601 |
| Acres | 0.17 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Recreational |
| Style | Cottage/Cabin |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 48, 5227 Township Road 320 |
| Subdivision | Bergen Springs |
| City | Rural Mountain View County |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M 1X0 |

Amenities

| | |
|----------------|---|
| Amenities | Community Gardens, Playground, Trash, Clubhouse, Dog Park |
| Parking Spaces | 3 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Laminate Counters, Vaulted Ceiling(s) |
| Appliances | Gas Stove, Microwave, Refrigerator, Washer/Dryer Stacked |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Wood Burning |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit |
| Lot Description | Backs on to Park/Green Space, Level, Many Trees, Close to Clubhouse, Gazebo |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Wood Siding |
| Foundation | Wood |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 38 |
| Zoning | 9 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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