

\$449,900 - 141, 5227 Township Road 320, Rural Mountain View County

MLS® #A2186214

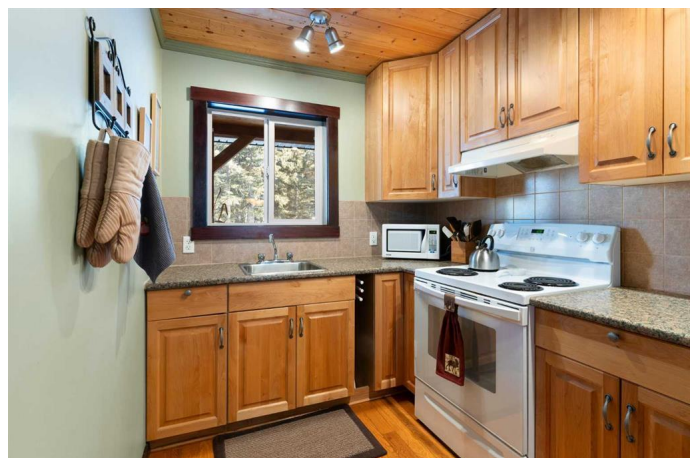
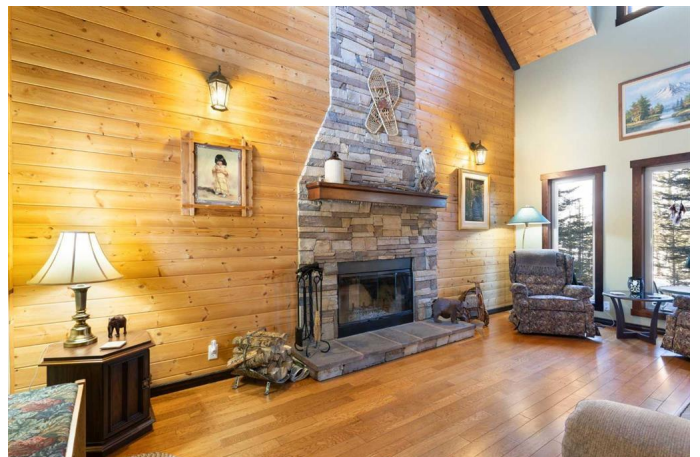
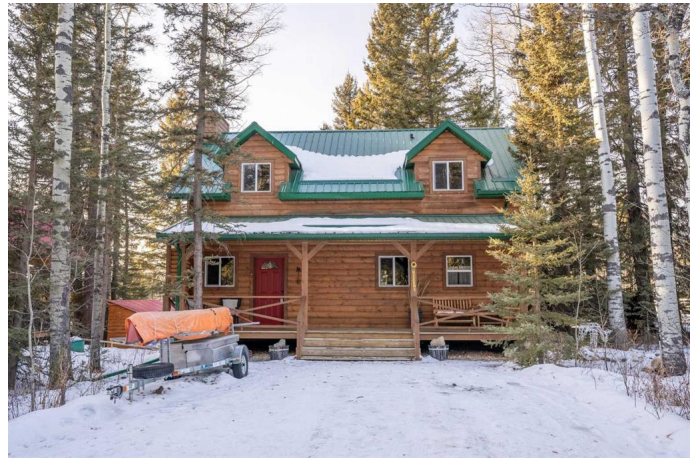
\$449,900

3 Bedroom, 1.00 Bathroom, 1,039 sqft
Residential on 0.20 Acres

Bergen Springs, Rural Mountain View County,
Alberta

Experience the Final Offer program and get updated with all offers automatically. 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	\$449,900
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	Clubhouse, Dog Park, Party Room, Picnic Area, Playground, Recreation Facilities, Community Gardens, Gazebo
Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Water At Lot Line

Parking Spaces 4
Parking Gravel Driveway, Parking Pad, RV Access/Parking

Interior

Interior Features Ceiling Fan(s), High Ceilings, Laminate Counters, Natural Woodwork, No Smoking Home, Master Downstairs, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows
Appliances Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating Fireplace(s), Forced Air, Natural Gas, Mid Efficiency, Wood
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Living Room, Raised Hearth, Stone, Wood Burning
Has Basement Yes
Basement None, Crawl Space

Exterior

Exterior Features Fire Pit, Rain Gutters
Lot Description No Neighbours Behind, Backs on to Park/Green Space, Corner Lot, Many Trees, Treed
Roof Metal
Construction Wood Frame, Wood Siding
Foundation Wood, Perimeter Wall, See Remarks

Additional Information

Date Listed January 17th, 2025
Days on Market 54
Zoning 9

Listing Details

Listing Office Royal LePage Benchmark

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