



GRASSROOTS
REALTY GROUP

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#4 5227 TWP 320 Road
Rural Mountain View County, Alberta

MLS # A2214916



\$290,000

Division:	Bergen Springs		
Type:	Residential/Cabin		
Style:	1 and Half Storey		
Size:	577 sq.ft.	Age:	2000 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Dog Run Fenced In, Low		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Cistern, Co-operative
Floors:	Carpet, Laminate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 610
Basement:	Crawl Space, None	LLD:	34-31-5-W5
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	9 P-PCR Parks Recreatio
Foundation:	Pillar/Post/Pier	Utilities:	Electricity Connected, Natural Gas Connected, Satellit
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Recreation Facilities		

Inclusions: Gas stove fireplace, electric stove, refrigerator, overhead fan, sheds, fabric shelter & window coverings

Welcome to this warm & inviting 1 $\frac{1}{2}$ -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.