



99, 5227 Township Road 320
Rural Mountain View County, Alberta

MLS # A2297778



\$450,000

Division:	Bergen Springs		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	742 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, RV Access/Parking		
Lot Size:	0.24 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Wood	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	\$ 610
Basement:	Crawl Space	LLD:	34-31-5-W5
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	9 P-PCP
Foundation:	Preserved Wood	Utilities:	Natural Gas Connected
Features:	Ceiling Fan(s), Chandelier, Vinyl Windows		

Inclusions: New refrigerator, electric range, microwave, indoor & outdoor furniture & furnishings, window coverings, & powered shed.

Escape to Bergen Springs… where nature, privacy & mountain views come together. Just 10 minutes from Sundre, under an hour to Calgary & 1 hour to Red Deer, this adorable retreat offers the perfect balance of convenience & peaceful country living. Tucked among mature trees with incredible west facing mountain views, this is nature at its finest. Built solid in 1999 with durable Hardie board siding & a metal roof, this charming 742 sq ft home is ideal as a fulltime residence or weekend getaway. Inside, you’ll find a cozy & functional layout with 2 bedrooms, a welcoming living space warmed by a gas fireplace, and a blend of pine flooring & carpet that adds to the rustic charm. Step outside & truly appreciate the setting with multiple decks offering sun & shade throughout the day, including an east-facing front deck for morning coffee, a west rear deck to soak in the mountain views, & a second level west deck off the primary bedroom. Adding to the functionality of the property is a versatile outdoor building complete with heat & power, ideal for a craft studio, hobby space, or workshop, providing year round use & flexibility for your creative interests. With its own private well, natural gas service, forced air furnace & 1500-gallon septic system, this property offers comfortable, all season/year-round living in a truly special location. Whether you’re looking to unwind, explore, or simply take in the view, this Bergen Springs gem delivers.