



6101 Township Road 314
Rural Mountain View County, Alberta

MLS # A2299267



\$850,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	771 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	154.77 Acres		
Lot Feat:	Creek/River/Stream/Pond, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	23-31-6-W5
Exterior:	Other	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, RANGEHOOD, DRYER, WOODSTOVE, ALL WINDOW COVERINGS, 2 SHEDS

154 ACRES in BERGEN! Private, quiet, and BUILT for the outdoorsman. BEAUTIFULLY TREED with exceptional privacy, this quarter features natural SPRINGS, established WALKING TRAILS, and abundant wildlife habitat right out your back door. Whether you enjoy hunting, hiking, exploring, or simply escaping into nature, this property delivers the ultimate outdoor lifestyle. The well-maintained 2 BED, 1 BATH BUNGALOW offers a comfortable home base with a SINGLE DETACHED GARAGE. From the front entry, you're welcomed into a spacious living room with large, bright windows that bring the outdoors in. The OPEN CONCEPT kitchen and dining area is perfect for gathering after a long day outside. This level also includes two generously sized bedrooms and a 4-piece bath. The basement is undeveloped, offering plenty of storage or future potential. Both the home and garage feature durable tin roofs. Outside, the property continues to impress. The backyard was previously home to a beautiful garden plot, with approximately 2 ACRES FENCED for horses. The entire property is FULLY FENCED, with new fencing along the west boundary. A garden shed and small equipment shed add extra convenience. Two 10 ACRE BUILD SITES on either side of the property provide excellent FUTURE BUILDING SITES—ideal for expanding, adding a shop, or creating a custom retreat. With endless space and versatility, this is your opportunity to shape the lifestyle you've been dreaming of—whether it's full-time acreage living, a recreational getaway, gardening, or even a home-based business. If 154 acres isn't enough, you're surrounded by some of Alberta's best outdoor recreation. Enjoy nearby CROWN LAND, a short drive west to the RED DEER RIVER for fishing, and Davidson Park for tubing and family fun.

Conveniently located LESS THAN 20 MINUTES to Sundre, 40 minutes to Olds, and just 90 MINUTES TO DOWNTOWN CALGARY.
Conservation easement on title.