



24, 5227 Township Road 320
Rural Mountain View County, Alberta

MLS # A2313139



\$319,000

Division:	Bergen Springs		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	464 sq.ft.	Age:	2012 (14 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Corner Lot, Creek/River		

Heating:	Forced Air, Propane	Water:	Cistern, Co-operative, See Remarks, Shared Well
Floors:	Laminate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 610
Basement:	None	LLD:	34-31-5-W5
Exterior:	Vinyl Siding	Zoning:	P-PCR
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: N/A

Welcome to Bergen Springs Estates, where comfort, community, and outdoor living come together in this beautifully maintained 2010 Breckenridge park model purchased new in 2012. Situated on a creek side lot, thoughtfully landscaped lot with automatic watering systems, pond, perennial's, and creek side vegetation, with the sounds of the water trickling by, this property is designed for easy enjoyment and relaxing four season recreational living, Bergen Springs has community water May - Oct and property has a cistern and septic holding tank for off season. Step outside and enjoy the covered fire pit area, perfect for evening gatherings, along with a spacious covered deck enclosed for added comfort and complete with a radiant heater, extending your enjoyment well into the cooler months. The property also features a tool shed with additional storage shed, offering plenty of room for all your outdoor gear and essentials. Inside, the well-maintained park model offers a bright and functional layout featuring one bedroom, one bathroom, a practical kitchen, and a comfortable living room. The home comes fully furnished, making it truly move-in ready so you can start enjoying the lifestyle immediately.

Bergen Springs Estates is a welcoming recreational community offering exceptional amenities including a playground, communal hall, dog parks, gazebo, acres of trails through common property, stocked pond, and community gardens. Whether you're looking for a peaceful retreat, a summer getaway, or a low-maintenance lifestyle surrounded by nature and friendly neighbours, this property is a fantastic opportunity. Only an hour from Calgary but a world away from the busy city.