



23, 5227 Township Road 320
Rural Mountain View County, Alberta

MLS # A2316072



\$355,000

Division:	Bergen Springs		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	655 sq.ft.	Age:	1988 (38 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Backs on to Park/Green Space, Conservation, Creek/River/Stream/Pond, Low		

Heating:	Baseboard, Electric, Wood, Wood Stove	Water:	Cistern, Co-operative, See Remarks
Floors:	Carpet, Vinyl	Sewer:	Holding Tank
Roof:	Rubber	Condo Fee:	\$ 610
Basement:	Crawl Space	LLD:	34-31-5-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	P-PCP
Foundation:	Piling(s)	Utilities:	-
Features:	Natural Woodwork, No Animal Home, No Smoking Home		

Inclusions: Tarp Shed

Charming Rustic Creekside Cottage | Bergen Springs Estates Tucked away on a private, forested lot along a crystal-clear creek, this charming year-round cottage in Bergen Springs Estates offers a rare opportunity to immerse yourself in nature without sacrificing comfort. Situated in one of the community's most sought-after creekside locations, the property is surrounded by mature trees, lush ferns, and abundant natural vegetation, creating a serene and secluded retreat where wildlife sightings and birdsong are part of everyday life. Enjoy spectacular northern lights and breathtaking star-filled skies from your own private sanctuary. Inside, the cottage showcases a warm, rustic interior with rich wood finishes throughout. The deceptively spacious layout features a comfortable living room, dining area, cozy wood stove (WETT inspection available), and a functional galley kitchen. There is ample sleeping accommodation for five or more guests, with two bedroom areas, a charming loft space, and a three-piece bathroom. A cistern-fed water system is housed in a heated, insulated utility room, allowing for dependable year-round use. Natural gas service is available to the property and can be connected for approximately \$4,500. The cottage is currently heated with electric baseboard heat. Step outside onto the spacious deck overlooking the creek, where crystal-clear water gently flows past beneath a canopy of towering trees. Surrounded by ferns, moss-covered banks, and natural beauty, this outdoor living space is perfect for morning coffee, evening relaxation, or simply listening to the soothing sounds of the water. The property also offers ample parking, natural landscaping, and an authentic cabin-in-the-woods atmosphere that blends seamlessly with its surroundings. Residents of Bergen Springs Estates enjoy an exceptional range of community amenities, including a

community hall for private events, two dog parks, a pond with gazebo, community gardens, a playground, and a disc golf course. Nearby Fallen Timber Creek provides additional opportunities for fishing, swimming, and kayaking in a pristine natural setting. Ownership is remarkably affordable, with annual condominium fees of only **\$610 per year**. These fees cover snow removal, common area maintenance, garbage collection, and seasonal community water service, providing outstanding value while helping maintain the beauty and functionality of the community. The community is serviced by seasonal water, typically available from May through October, with the property's cistern providing water storage for year-round use. Located just minutes from Sundre, you'll enjoy convenient access to shopping, dining, medical services, and recreation. The surrounding area is a paradise for outdoor enthusiasts, offering hunting, fishing, quadding, hiking, lakes, rivers, and countless trails to explore. This is a rare opportunity to own a peaceful, year-round creekside retreat.