



GRASSROOTS
REALTY GROUP

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

MLS # A2341629



\$345,000

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:	9
Foundation:	Piling(s)	Utilities:	-
Features:	Natural Woodwork, No Animal Home, No Smoking Home		

Inclusions: None

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 peaceful 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 and inviting rustic interior with rich wood finishes throughout. The deceptively spacious layout features a comfortable living room, dining area, cozy wood stove, 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. The property has benefited from a number of recent improvements and important updates. These include a new water tank, repairs to the roof on the addition, and replacement of a window and exterior wall. Additional exterior work includes the installation of new Euroshield shingles. The front entrance has also been enhanced with new quality stone facade and exterior upgrades include spray foam insulation. A cistern-fed water system is housed in a heated and insulated utility room, allowing for dependable year-round use. Natural gas service is available to the property and may 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 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 enjoying 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 and gazebo, community gardens, a playground, and a disc golf course. Nearby Fallen Timber Creek provides additional opportunities for fishing, swimming, and kayaking in a beautiful natural setting. Ownership is remarkably affordable, with annual condominium fees of just \$610 per year. These fees include 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, while the property's cistern provides water storage to support year-round use.