

# \$365,000 - 48, 5227 Township Road 320, Rural Mountain View County

MLS® #A2203549

**\$365,000**

1 Bedroom, 1.00 Bathroom, 601 sqft  
Residential on 0.17 Acres

Bergen Springs, Rural Mountain View County,  
Alberta

Escape to the tranquility of nature with this charming 1-bedroom, 4-season cabin in the heart of Bergen Springs Estates. This cabin is nestled amongst the trees and backs onto the cutline giving you the ultimate location and privacy with NO neighbours behind you except for all of the wonderful wildlife! Step inside to find a warm and inviting interior, featuring vaulted pine ceilings and a wood stove—perfect for cozy nights. The spacious kitchen provides ample room for cooking, while the 4-piece bathroom and in-cabin laundry add modern convenience.

Outside, enjoy the stunning surroundings from your wrap-around south facing deck, covered outdoor dining area, and firepit space—ideal for entertaining or unwinding under the stars. The shed is beautifully finished with a toilet (on its own separate septic tank) offers extra storage for all your seasonal gear and room out front for three cars to park! The crawlspace is heated and has a concrete slab and is home to the forced air furnace and 1320 gallon cistern! This provides ample amount of water for those winter months until the park well water is turned back on in the spring.

This serene property is just a short walk from the community center, off-leash dog park, walking trails, playground, and a picturesque pond (with a pondside fire shelter) perfect for paddle boating in the summer and skating in



the winter. Gardeners will love the community garden, and outdoor enthusiasts will appreciate being just minutes from Davidson Park, where you can swim, hike, and explore. Plus, Sundre is only 10 minutes away for all your amenities. Don't miss this chance to own your dream cabin in Bergen Springs Estates! This is a turnkey 4 season cabin offering the perfect getaway!! Everything you see on the property and inside the property is included. And let's not forget that the Condo Fees are super affordable! Just \$610 annually and includes garbage removal, seasonal water (roughly May-October), year round common area and ground maintenance! Please check out the Virtual Tour to "walk" the property!

Built in 2001

### **Essential Information**

MLS® #	A2203549
Price	\$365,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	601
Acres	0.17
Year Built	2001
Type	Residential
Sub-Type	Recreational
Style	Cottage/Cabin
Status	Active

### **Community Information**

Address	48, 5227 Township Road 320
Subdivision	Bergen Springs
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

## Amenities

Amenities	Community Gardens, Playground, Trash, Clubhouse, Dog Park
Parking Spaces	3
Parking	Parking Pad

## Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Laminate Counters
Appliances	Gas Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Family Room

## Exterior

Exterior Features	Fire Pit
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Gazebo, Level, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Wood

## Additional Information

Date Listed	March 28th, 2025
Days on Market	27
Zoning	9

## Listing Details

Listing Office	CIR Realty
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