

\$369,000 - 23, 5227 Township Road 320, Rural Mountain View County

MLS® #A2263749

\$369,000

2 Bedroom, 1.00 Bathroom, 596 sqft
Single Family on 0.22 Acres

Bergen Springs, Rural Mountain View County,
Alberta

Charming Rustic Creekside Cottage –
Bergen Springs Estates Nestled in a private, forested lot along the creek, this beautiful cottage in Bergen Springs Estates offers the perfect blend of rustic charm, comfort, and natural beauty. Set on one of the community’s most coveted lots, this year-round retreat is surrounded by mature trees and lush vegetation, creating a peaceful and private escape. Inside, the rustic interior features warm wood finishes, a cozy wood stove will keep the chills off, and a well-equipped galley kitchen. There’s room to comfortably sleep five or more, including two bedroom areas and a cozy loft space, along with a three-piece bathroom and a cistern-fed water system housed in a heated, insulated room for dependable year-round use. Outdoors, you’ll love the wood-fired hot tub, outdoor shower, and spacious deck overlooking the creek – the perfect setting for morning coffee or evenings under the stars. The property offers ample parking, natural landscaping, and an authentic cabin-in-the-woods atmosphere. Neighboring adjacent creek side lot is also for sale separately and creates a 1/2 acre private oasis. Residents of Bergen Springs Estates enjoy a range of community amenities including a community hall for private events,



two dog parks, a stocked fishing pond, community gardens, playground, and disc golf course. Just beyond the community, Fallen Timber Creek offers fishing, swimming, and kayaking opportunities in a pristine natural setting. The community is serviced by holding tanks and cisterns for winter and seasonal water in the summer months approx May-Oct. The nearby town of Sundre provides all essential services â€” shopping, dining, recreation, and medical facilities â€” as well as easy access to lakes, rivers, and trails ideal for hunting, fishing, quadding, and outdoor adventure. This is a rare opportunity to own a year-round creekside retreat in one of Albertaâ€™s most charming recreational communities â€” where comfort, nature, and relaxation come together. Only an hour from Calgary but a world away from the city!!!!
(id:6289)

Built in 1988

Essential Information

Listing #	A2263749
Price	\$369,000
Bedrooms	2
Bathrooms	1.00
Square Footage	596
Acres	0.22
Year Built	1988
Type	Single Family
Sub-Type	Bare Land Condo
Style	Cottage

Community Information

Address	23, 5227 Township Road 320
Subdivision	Bergen Springs
City	Rural Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Amenities	Park, Playground, Clubhouse
Utilities	Natural Gas
Features	Parking
Parking Spaces	3
Parking	Other

Interior

Appliances	Refrigerator, Stove
Heating	Electric, Wood Baseboard heaters, Other, Space Heater, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Construction	Wood frame
Foundation	Piled, See Remarks

Listing Details

Listing Office	Real Broker
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