



**GRASSROOTS**  
REALTY GROUP

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**#4 5227 TWP 320 Road**  
**Rural Mountain View County, Alberta**

**MLS # A2214916**



**\$290,000**

<b>Division:</b>	Bergen Springs		
<b>Type:</b>	Residential/Cabin		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	577 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Close to Clubhouse, Dog Run Fenced In, Low		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Cistern, Co-operative
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	34-31-5-W5
<b>Exterior:</b>	Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	9 P-PCR Parks Recreatio
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Satellit
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Smoking Home, Recreation Facilities		

**Inclusions:** Gas stove fireplace, electric stove, refrigerator, overhead fan, sheds, fabric shelter & window coverings

Welcome to this warm & inviting 1 $\frac{1}{2}$ -storey, 577 sq ft 4-season cabin located in the peaceful community of Bergen Springs Estates, just 15 minutes south of Sundre & approximately 1 hour from Calgary or Red Deer. Built in 2000 & full of rustic charm, this property offers the perfect blend of comfort, privacy, & natural beauty. The cabin features an open main floor living area with a cozy gas fireplace stove, & a loft bedroom above for peaceful nights. Step outside to enjoy a large, covered porch, firepit area, & fenced yard—perfect for pets & gatherings. Set on a naturally wooded lot with no neighbors behind, this property also includes multiple sheds, one with power, and a fabric shelter for your storage, bunkie or hobbies. There’s parking for 3 vehicles, and you’ll appreciate the cistern in the heated crawl space, septic tank, and access to seasonal community water. Bergen Springs is a welcoming and well-managed community offering trails, a community garden, and a beautiful pond for year-round enjoyment—fishing, paddling, skating, or simply taking in nature. Davidson Park and Fallen Timber Creek are just 4 minutes away for added outdoor adventure. Low condo fees of just \$610/year include garbage pickup, snow removal, and maintenance of common areas. Whether you're looking for a peaceful getaway or year-round living, this cozy property is ready to welcome you home.