



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

94, 5227 Township Road 320  
Rural Mountain View County, Alberta

MLS # A2217580



**\$344,900**

Division:	Bergen Springs		
Type:	Residential/Cabin		
Style:	Bungalow		
Size:	967 sq.ft.	Age:	1994 (31 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.25 Acre		
Lot Feat:	Backs on to Park/Green Space, Gazebo, Low Maintenance Landscape, Many		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove
Floors:	Wood
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Piling(s), Wood
Features:	Natural Woodwork, Open Floorplan, Pantry, Vaulted Ceiling(s)

Water:	Private, Well
Sewer:	Holding Tank
Condo Fee:	\$ 588
LLD:	34-31-5-W5
Zoning:	P-PCR
Utilities:	-

**Inclusions:** Turn Key -- all furniture and housewares, shed with tools and equipment.

Bergen Springs Estates is a "HIDDEN GEM." This bare land condo is located in the foothills, near Sundre. Only an hour from Calgary makes for an amazing recreational escape. Enjoy the mountain views, fresh air, and nature—the perfect getaway. Amenities within the condo include a pond for fishing, rowing, and skating, a nearby gazebo and firepit, a playground for kids, an off-leash dog park, numerous trails to hike and explore, community garden pots, a clubhouse for events, and an active social club. Fallen Timber Creek and Davidson Park are only a 10-minute walk away, providing access to fishing, paddling, and floating. The Red Deer and Little Red Deer Rivers are just minutes away for more serious play. If you LOVE golf, there are 6 courses to hit within a 12-hour drive. #94 BERGEN BLVD is a distinctive TIMBER-FRAME cottage on a 0.25-acre lot with a private water well, ensuring year-round service, making this unique property ideal for full-time living rather than just a summer retreat. The septic holding tank means you are not tied to the seasonal services of a bare land condo. Traditional timbers, along with the pine tongue and groove interior, create the ultimate cottage design. This functional "tiny home" floor plan incorporates all the essentials into a compact layout. The open concept seamlessly unites the kitchen, dining, and living room into a practical and desirable living space. The main bedroom, a full 4-piece bathroom and an adjoining service room are adapted into the main floor area. A cleverly designed U-shaped kitchen offers an abundance of cupboards and countertops, creating a great space for multitasking. Hand-hewn staircase of split logs floats upwards to the loft, while custom-built railings frame this flexible space. It currently holds two double beds and provides additional storage, but would be

perfect as a second living room, games or TV area, or a reading nook to enjoy the quiet while relaxing. No cottage feels complete without trailing vines enveloping its covered porch. The flourishing Virginia Creeper adds charm, shade, and privacy. Ideal place for alfresco dining and relaxation is a sunny side deck. A sturdy metal gazebo shelters the fire pit for campfires, roasting hot dogs, and marshmallows, and creating cherished moments with family and friends. An additional RV can be accommodated on the west side of the gazebo. This spacious lot is entirely treed, has native vegetation, and offers privacy with no neighbours behind. The property is turn-key; it comes fully furnished with housewares, tools, and equipment, ready and waiting to launch your DREAM COTTAGE LIFESTYLE.