



**GRASSROOTS**  
REALTY GROUP

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**163, Bergen Springs  
Rural Mountain View County, Alberta**

**MLS # A2234469**



**\$85,000**

**Division:** Bergen Springs

**Lot Size:** 0.20 Acre

**Lot Feat:** -

**By Town:** Sundre

**LLD:** 34-31-5-W5

**Zoning:** 9

**Water:** Shared Well

**Sewer:** -

**Utilities:** -

Your Weekend Getaway Starts Here &mdash; Welcome to Bergen Springs Estates Imagine pulling into your own treed lot at Bergen Springs, where the scent of spruce and the quiet of nature greet you the moment you arrive. The kids tumble out of the vehicle and race over to the little bunkhouse&mdash;already claiming their sleeping spots for the night&mdash;while you start setting up around the firepit, the smoke curling up into the crisp, mountain air. This is camping with comforts: a fully serviced lot with power, water, and sewer already in place, giving you all the modern necessities while keeping you connected to the outdoors. Natural gas is available in the area, giving you added peace of mind for future development. Whether you&rsquo;re pulling in with your RV or dreaming of building a cozy cabin, this property gives you the flexibility to enjoy it your way. Bergen Springs is more than just a spot on the map&mdash;it&rsquo;s a recreational community where families gather and memories are made. The playground is only steps away, perfect for younger kids to burn off some energy, while others might wander over to the stocked trout pond, fishing rods in hand. Come winter, that same pond transforms into a skating rink, with hot cocoa in mittens and laughter echoing across the ice. If you love to garden, the raised beds are yours to plant and tend. If you love to fish, the creek is within walking distance. And if you just love to relax, there&rsquo;s no better place to sit back and take in the peace and privacy of your own well-treed lot. The Davis Day Use Area is just down the road for picnics, river play, and afternoon hikes, and the location south of Sundre means you&rsquo;re just far enough away from the city, yet close enough to head home Sunday evening without stress&mdash;paved roads all the way to Calgary, and quick access to Highway 22. The condo fees are just \$575/year, and they even include your water. Simple, affordable, and all set up for you to enjoy right away. This is where summer happens. Where weekends slow down and campfires crackle into the night. Where your kids or grandkids will look back and say, &ldquo;Remember Bergen?&rdquo; Come see for yourself. This is more than a lot&mdash;it&rsquo;s the beginning of a lifestyle.