



**GRASSROOTS**  
REALTY GROUP

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141, 5227 Township Road 320  
Rural Mountain View County, Alberta

MLS # A2241492



**\$420,000**

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Bergen Springs   |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | Cottage/Cabin  |        |                   |
| Size:     | 1,039 sq.ft.   | Age:   | 2006 (19 yrs old) |
| Beds:     | 3  | Baths: | 1                 |
| Garage:   | Gravel Driveway, Parking Pad, RV Access/Parking                          |        |                   |
| Lot Size: | 0.20 Acre  |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Corner Lot, Many Trees, No Neighbours Behi |        |                   |

|             |  |            |   |
|-------------|--|------------|---|
| Heating:    | Mid Efficiency, Fireplace(s), Forced Air, Natural Gas, Wood  | Water:     | Cistern, Co-operative, See Remarks                    |
| Floors:     | Carpet, Hardwood   | Sewer:     | Septic Tank   |
| Roof:       | Metal  | Condo Fee: | \$ 588  |
| Basement:   | Crawl Space, None  | LLD:       | 34-31-5-W5  |
| Exterior:   | Wood Frame, Wood Siding  | Zoning:    | 9   |
| Foundation: | Perimeter Wall, See Remarks, Wood  | Utilities: | Electricity Connected, Water At Lot Line, Natural Gas |
| Features:   | Ceiling Fan(s), High Ceilings, Laminate Counters, Natural Woodwork, No Smoking Home, Primary Downstairs, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows |            |   |
| Inclusions: | N/A  |            |   |

Discover your year-round escape, just one hour from Calgary. Whether you're searching for a peaceful weekend getaway or a cozy full-time retreat, this stunning, custom-built 3-bedroom, 1-bathroom four-season cabin offers the perfect blend of rustic charm and modern comfort. Inside, you'll be captivated by the soaring 19-foot stone-faced wood-burning fireplace — the heart of the home — framed by gleaming oak hardwood floors and vaulted pine ceilings. Natural light from abundant windows highlights the quality craftsmanship throughout including reclaimed vintage fir doors, custom-milled fir trim and moldings, and solid alder kitchen cabinetry. The main floor features a spacious dining area, a full bath with laundry space, and a cozy primary bedroom. Upstairs, the roomy loft hosts two additional vaulted-ceiling bedrooms and a comfortable sitting area with a stunning view of the living room and fireplace below. Outdoors, enjoy the peace and privacy of your treed lot from the covered front porch — a great place to enjoy your morning coffee. Relax under the stars with friends on the spacious back deck or gather around the firepit for s'mores and good conversation. The community offers a stocked pond for fishing or skating, scenic walking trails, and access to nearby parks, golf courses and the amenities in the town of Sundre just minutes away. Don't miss your chance to own this truly special 4-season property. Check out the virtual tour and book your private showing today.