



GRASSROOTS
REALTY GROUP

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16, 5253 Township Road 320
Rural Mountain View County, Alberta

MLS # A2245915



\$889,000

Division:	NONE		
Type:	Residential/House		
Style:	2 and Half Storey, Acreage with Residence		
Size:	1,989 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Electric Gate, Garage Door Opener, Gated, Gravel Driveway, Quad or More D		
Lot Size:	2.03 Acres		
Lot Feat:	Conservation, Creek/River/Stream/Pond, Environmental Reserve, Irregular L		

Heating:	Forced Air, Natural Gas, Wood Stove
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Piling(s)
Features:	Beamed Ceilings, Ceiling Fan(s), High Ceilings

Water:	Well
Sewer:	Holding Tank
Condo Fee:	-
LLD:	34-31-5-W5
Zoning:	CR1
Utilities:	-

Inclusions: N/A

Truly Unique Recreational Getaway in Bergen, Alberta Welcome to your private, gated retreat in the heart of Bergen—just minutes from the vibrant town of Sundre. Set on 2.03 fully fenced acres, this custom-built property has 4 bedrooms and 3.5 bathrooms blends modern design with rustic charm, surrounded by trees and nature with an open yard, firepit, and private access to the Fallen Timber River—perfect for fishing, kayaking, canoeing, and floating. This architecturally stunning home features a very modern design with floor-to-ceiling windows in the main living area that flood the space with natural light and bring the outdoors in. The open-concept layout includes soaring ceilings, hardwood flooring throughout, and a cozy wood-burning stove. The main floor offers two bedrooms both with full 4 piece bathrooms each, a stylish kitchen, dining, and living space ideal for entertaining. Upstairs, the second level hosts a private primary master suite, ensuite bathroom with an additional lounge or entertainment area. The third floor includes a large flex room—perfect as a fourth bedroom, office, or bunkroom—complete with its own two-piece bathroom. Outdoor living is a dream here, with expansive decks, a charming chicken coop, and an oversized shop 26x42.5 FT with ample parking for vehicles, RVs, and all your toys. The driveway offers plenty of extra space for guests. Located just minutes from Sundre, you’ll have access to excellent schools, a full-service hospital, shopping, dining, and all the amenities you need. Plus, you’re on the doorstep of Alberta’s stunning West Country—a paradise for outdoor lovers with camping, lakes, rivers, paddleboarding, hiking, biking, and wildlife all close by. Whether you’re looking for a full-time residence or a recreational getaway, this exceptional

property offers a lifestyle of peace, privacy, and endless adventure.