



151, 5227 Township Road 320
Rural Mountain View County, Alberta

MLS # A2292992



\$429,900

Division:	Bergen Springs		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,023 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Gravel Driveway, RV Access/Parking, RV Gated, See Remarks, Stall		
Lot Size:	0.16 Acre		
Lot Feat:	Irregular Lot		

Heating:	Fireplace(s), Natural Gas	Water:	Well
Floors:	Tile, Wood	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	\$ 51
Basement:	Crawl Space	LLD:	34-31-5-W5
Exterior:	Log, Post & Beam, Stone	Zoning:	9
Foundation:	Pillar/Post/Pier	Utilities:	-

Features: Beamed Ceilings, Ceiling Fan(s), French Door, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)

Inclusions: Table & wood chairs (2 green chairs excluded), double bed in loft, key shelf at south door, boot shelves at south door, mallard duck numbered print on main floor south wall, all antler coat hooks, all attached shelving, portable kitchen island, small night stands next to main bed, beige couch facing fireplace, dining table & 4 chairs on south deck, TV on mantle

Nestled in the woods SE of Sundre (107 km from the Calgary Airport) find your new full time residence or rec property. Walk up the south steps noting gorgeous woodwork surrounding you & all of the space you will have on the 220 sq ft covered deck (& an even more private deck on the north side). Enter through the French doors to find a stunningly beautiful character home - every log in this home was hand chosen by a master craftsman. There was only one built like this! The main floor is OPEN CONCEPT & every door, railing, antler & pine floor board were chosen w/care & vision. The living space is adorned w/vaulted 2 storey ceilings & windows, allowing you to take in the view of the woods from every angle. Home is heated by a NATURAL GAS free standing FIREPLACE - highlighted w/RIVER ROCK & hand chosen log mantle/pillars & has plenty of room for a big screen TV (inc). Lots of room for seating 8 people or more - the large comfy couch facing the fireplace is also inc. Look up to see your BRAND NEW HUNTER FAN. The kitchen is fully functional inc/lg corner pantry, upgraded flat top GE SS stove, full size fridge & plenty of drawers/cabinets. The lighting has been upgraded from the original & follows the flow of the home. In your large dining space admire your vintage wood table, 4 wood chairs & extra leaves (space to seat 10 people easily). The 3 pc bath has NEW TAPS/FAUCET, newer toilet, glass door shower & full size UPGRADED ELECTROLUX WASHER/DRYER (inc). As you walk up the conversation piece staircase note how every railing & tread has been chosen for its look/functionality. The open style loft is home to 2 bedroom areas (one large enough for a California king bed) & a double bed overlooking the living space below & the views from the 2 storey east windows. There are also 2 large closets, a bank of cupboards & 3

very cool flip up drawer spaces. Your second set of FRENCH DOORS leads to your west balcony - perfect for those evening drinks & conversations. Outside you have over 6000 sq ft on your lot w/loads of flower beds, trees, shrubs & grass. There is also a firepit, clam shell tent, wood shed & storage shed (all included & compliant on the real property report). This is one of the more private back yards in Bergen Springs & also boasts so much yard on the south side w/all of the perennials have been planted already. The driveway is approximately 23 ft wide - parking for 4 or more vehicles plus room for your RV to store or use for guests to sleep. Under the cabin is a HEATED CRAWL SPACE housing 2 cistern tanks (approx 300 gallons each) to fill & use in the winter months. The ELECTRIC HOT WATER TANK is newer & there is a unit heater on a thermostat. The \$610 YEARLY CONDO FEE inc garbage bins, snow removal on shared roads, shared well water from May to Oct & reserve fund contributions. Enjoy use of the community pond in summer, skating in winter & fires in either the pond gazebo or at the community hall.