



**6 Coyote Cove**  
**Rural Mountain View County, Alberta**

**MLS # A2295601**



**\$249,923**

<b>Division:</b>	Bergen Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	577 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, Many Trees, N		

<b>Heating:</b>	Fireplace(s), Space Heater, Wood	<b>Water:</b>	Co-operative
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	9
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** Window coverings, wood shed and shed/outhouse included. Some furniture negotiable as well as one golf cart and paddle boat negotiable.

Rustic, cozy, year-round accessible cabin in the woods, approx. 1 hr from both Calgary and Red Deer!! Built in 1999, this cabin is 576 sq ft with 2 bedrooms, 1 bath, and open-concept kitchen/dining/living space. Wildlife is often seen walking by through the numerous, large windows. The south-facing bay window welcomes sunshine year-round. Cozy wood-burning fireplace. Covered deck with wheelchair ramp, front door, interior doors 32-24". 3 vehicle parking capacity with space for 1 RV (one RV allowed for storage and occasional guest usage). Starlink is a reliable option for internet (not included). Cell phone booster improves modest service (included). Golf carts, quads, side by sides etc are allowed on the roads with strict rules to reduce noise and dust. Condo fees include garbage disposal and snow removal on main road as well as park maintenance. Under regular weekend use, the 500 gallon septic tank has been emptied twice per year with the use of compostable toilet (traditional flush toilet can be re-installed in exchange if preferred). Outbuildings include wood shelter, and shed/outhouse combination. Potable water from park system is plumbed into cabin and available from May to October. A simple RV style water pump is used remainder of the year. Cistern tanks are allowed if a new owner wanted to install. Water is a available year-round at nearby park building. High back planters improve privacy with neighbours. Heated by electric heaters and fireplace (current power believed to be suitable for heat pump installation). Gas is available at the property line. Bergen Springs owners enjoy the pond with shelter for bonfires and skating in the winter. Kayak, or canoe and pedalboat in the summer. Or why not try out the disc-golf course, playground, community hall, and off-leash dog park. Grassy common areas are perfect for weddings, gatherings and

other community events. The Social Club hold activities throughout the year including BBQs, skating, Tai Chi, darts, bocce ball, parades and fireworks. Bergen Springs is only a 10min drive to Sundre which has grocery stores, recreation centre, pool, walking trails, laundromats, boutique shops and coffee stops. Only an hour from both Calgary and Red Deer. This property boasts about great neighbours, and relaxing natural surroundings. Escape the pavement and traffic to this rejuvenating retreat community!