



**99, 5227 Township Road 320  
Rural Mountain View County, Alberta**

**MLS # A2297778**



**\$450,000**

<b>Division:</b>	Bergen Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	742 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, RV Access/Parking		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Wood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	34-31-5-W5
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	9 P-PCP
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	Natural Gas Connected
<b>Features:</b>	Ceiling Fan(s), Chandelier, Vinyl Windows		

**Inclusions:** New refrigerator, electric range, microwave, indoor & outdoor furniture & furnishings, window coverings, & powered shed.

Escape to Bergen Springs&hellip; where nature, privacy & mountain views come together. Just 10 minutes from Sundre, under an hour to Calgary & 1 hour to Red Deer, this adorable retreat offers the perfect balance of convenience & peaceful country living. Tucked among mature trees with incredible west facing mountain views, this is nature at its finest. Built solid in 1999 with durable Hardie board siding & a metal roof, this charming 742 sq ft home is ideal as a fulltime residence or weekend getaway. Inside, you&rsquo;ll find a cozy & functional layout with 2 bedrooms, a welcoming living space warmed by a gas fireplace, and a blend of pine flooring & carpet that adds to the rustic charm. Step outside & truly appreciate the setting with multiple decks offering sun & shade throughout the day, including an east-facing front deck for morning coffee, a west rear deck to soak in the mountain views, & a second level west deck off the primary bedroom. Adding to the functionality of the property is a versatile outdoor building complete with heat & power, ideal for a craft studio, hobby space, or workshop, providing year round use & flexibility for your creative interests. With its own private well, natural gas service, forced air furnace & 1500-gallon septic system, this property offers comfortable, all season/year-round living in a truly special location. Whether you&rsquo;re looking to unwind, explore, or simply take in the view, this Bergen Springs gem delivers.