



GRASSROOTS
REALTY GROUP

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

MLS # A2186214



\$439,900

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:	All furniture and household goods (pots, pans, dishes, cutlery) if desired		

This stunning, custom-built 3-bedroom, 1-bathroom cabin is an unmatched retreat in Bergen Springs Estates, just an hour's drive from Calgary. Ideal for a weekend getaway or year-round living, it exudes warmth and rustic charm on a quiet, treed .20 acre lot. Step inside and you're greeted by a spectacular 19-foot-high, stone-faced, wood-burning fireplace – the heart of the cozy living room - enhanced by beautiful oak hardwood floors and vaulted tongue-and-groove pine ceilings & accent walls. Evidence of the craftsmanship continues with reclaimed, vintage fir interior doors, matching, custom-milled fir jambs, moldings and other trim, while the beautiful solid alder cabinets in the kitchen add to the overall character. There's a spacious dining room, a main floor bathroom with space for stacked washer/dryer, a primary bedroom and two additional bedrooms upstairs in the roomy loft. Each has a vaulted ceiling and large window, while the sitting room of the loft itself offers an amazing view of the fireplace and floor below. Abundant windows bathe the cabin with natural light and provide their own great views of the surrounding forest. This tranquil, treed setting – your own private sanctuary, complete with spacious rear deck and covered front porch - is the perfect place to immerse yourself in nature or to host friends and family. The community itself has a clubhouse, a stocked pond for fishing or skating, access to walking trails and parks, three area golf courses and the amenities available in the nearby town of Sundre. It's a slice of paradise with everything you need right at your doorstep. Check out the 3D virtual tour then come see it in person.