



GRASSROOTS
REALTY GROUP

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118, 5227 Township Road 320 Township
Rural Mountain View County, Alberta

MLS # A2197708



\$409,900

Division:	Bergen Springs		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	965 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Carport		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Front Yard		

Heating:	Forced Air	Water:	Shared Well
Floors:	Carpet, Vinyl	Sewer:	Septic Tank
Roof:	Metal, Other	Condo Fee:	\$ 610
Basement:	None	LLD:	34-31-5-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	9
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Water
Features:	Natural Woodwork		

Inclusions: Over the range microwave, oven, fridge, All furnishings in the cabin

Once upon a time, in a land not too far away from the city, there was a cabin nestled in the trees that its owners could enjoy all year round. Pulling up to the cabin, you will admire the barn-style exterior, complete with charming window dormers and an expansive front porch overlooking community green space. Park your vehicle under the handy carport and make your way into the cabin, which comes fully furnished. Just turn the key and start making memories. Practical and durable vinyl flooring spans the main living space. The kitchen is well equipped with black appliances that are practically brand new, floor-to-ceiling cabinetry, and ample countertop space. The kitchen flows into the spacious living room, so you don't need to skip a beat while spending time with family or friends. A nicely upgraded bathroom with a large tiled shower and storage complete the main floor. Venturing upstairs, the primary retreat is a great place to unwind with a book at the end of the day or simply relax and enjoy the view! The additional bedroom is perfect for the kids or guests. The front porch invites you to unwind with a morning coffee or evening drink while taking in the peaceful sounds of nature. Bergen Springs Estates has community amenities to keep you as busy as you choose. There is a pond for fishing, an outdoor firepit stocked with firewood, a clubhouse with various activities such as darts, a community garden, off leash dog park and an unspoken rule that if your neighbour is having a campfire fire, you're welcome to join. With crown land in your backyard, you might be too busy enjoying the ATV trails or having a great day by the river. Whether you're looking for a weekend getaway or a full-time escape, this cabin is where you want to spend the summer.

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