



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

48, 5227 Township Road 320
Rural Mountain View County, Alberta

MLS # A2203549



\$365,000

Division:	Bergen Springs		
Type:	Residential/Cabin		
Style:	Cottage/Cabin		
Size:	601 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Gazebo, Level, Many Tr		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Cistern, Shared Well
Floors:	Carpet, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 610
Basement:	-	LLD:	34-31-5-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	9
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Vaulted Ceiling(s)		

Inclusions: Everything inside and outside on the property is included.

Escape to the tranquility of nature with this charming 1-bedroom, 4-season cabin in the heart of Bergen Springs Estates. This cabin is nestled amongst the trees and backs onto the cutline giving you the ultimate location and privacy with NO neighbours behind you except for all of the wonderful wildlife! Step inside to find a warm and inviting interior, featuring vaulted pine ceilings and a wood stove—perfect for cozy nights. The spacious kitchen provides ample room for cooking, while the 4-piece bathroom and in-cabin laundry add modern convenience. Outside, enjoy the stunning surroundings from your wrap-around south facing deck, covered outdoor dining area, and firepit space—ideal for entertaining or unwinding under the stars. The shed is beautifully finished with a toilet (on its own separate septic tank) offers extra storage for all your seasonal gear and room out front for three cars to park! The crawlspace is heated and has a concrete slab and is home to the forced air furnace and 1320 gallon cistern! This provides ample amount of water for those winter months until the park well water is turned back on in the spring. This serene property is just a short walk from the community center, off-leash dog park, walking trails, playground, and a picturesque pond (with a pondside fire shelter) perfect for paddle boating in the summer and skating in the winter. Gardeners will love the community garden, and outdoor enthusiasts will appreciate being just minutes from Davidson Park, where you can swim, hike, and explore. Plus, Sundre is only 10 minutes away for all your amenities. Don't miss this chance to own your dream cabin in Bergen Springs Estates! This is a turnkey 4 season cabin offering the perfect getaway!! Everything you see on the property and inside the property is included. And let's not forget that the Condo Fees are

super affordable! Just \$610 annually and includes garbage removal, seasonal water (roughly May-October), year round common area and ground maintenance! Please check out the Virtual Tour to "walk" the property!