



**GRASSROOTS**  
REALTY GROUP

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**171, 5227 Township Road 320**  
**Rural Mountain View County, Alberta**

**MLS # A2206634**



**\$98,800**

<b>Division:</b>	Bergen Springs
<b>Lot Size:</b>	0.18 Acre
<b>Lot Feat:</b>	Brush, Pie Shaped Lot, Treed
<b>By Town:</b>	Sundre
<b>LLD:</b>	34-31-5-W5
<b>Zoning:</b>	9
<b>Water:</b>	Other
<b>Sewer:</b>	-
<b>Utilities:</b>	Electricity at Lot Line

Stop booking campsites months in advance, and secure your own site all year round. Nestled in the serene landscapes just south of Sundre and a short hour's drive from Calgary, Bergen Springs Estates presents an idyllic rural haven with breathtaking mountain vistas. Comprising 178 lots, this community boasts a harmonious blend of natural tranquility and modern convenience. Lot 171, a charming pie-shaped haven adorned with mature trees, remains untouched and offers an ideal setting for RV enthusiasts or those envisioning their bespoke cabin retreat. Water and Electricity (100 AMP) are at the property lot line, as well as treated water (May-Oct); some lots have cisterns for year-round water, and natural gas is also available, with septic upon approval. Low annual condo fees of \$560 include snow removal, seasonal water, landscaping, and maintenance of the common areas, including the clubhouse. Residents relish in a suite of amenities including walking trails, a serene pond, a children's park, community garden, and a community center, complemented by seasonal delights like pondside ice skating during winter months and fishing in summer. Engage in an array of communal events while reveling in the beauty of nature, with opportunities for kayaking, snowshoeing, and fly fishing along the nearby Fallen Timber river. Three golf courses are nearby, and great river rafting is available at the Red Deer River. A quick drive to the conveniences of Sundre, Bergen Springs Estates beckons as an enticing prospect for those seeking a harmonious blend of rural charm and modern comfort.