

# \$325,000 - #4 5227 Twp 320 Road, Rural Mountain View County

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MLS® #A2214916

**\$325,000**

1 Bedroom, 1.00 Bathroom, 577 sqft  
Residential on 0.22 Acres

Bergen Springs, Rural Mountain View County,  
Alberta

Welcome to this warm & inviting 1½-storey, 577 sq ft 4-season cabin located in the peaceful community of Bergen Springs Estates, just 15 minutes south of Sundre & approximately 1 hour from Calgary or Red Deer.

Built in 2000 & full of rustic charm, this property offers the perfect blend of comfort, privacy, & natural beauty. The cabin features an open main floor living area with a cozy gas fireplace stove, & a loft bedroom above for peaceful nights. Step outside to enjoy a large, covered porch, firepit area, & fenced yard—perfect for pets & gatherings. Set on a naturally wooded lot with no neighbors behind, this property also includes multiple sheds, one with power, and a fabric shelter for your storage, bunkie or hobbies. There's parking for 3 vehicles, and you'll appreciate the cistern in the heated crawl space, septic tank, and access to seasonal community water.

Bergen Springs is a welcoming and well-managed community offering trails, a community garden, and a beautiful pond for year-round enjoyment—fishing, paddling, skating, or simply taking in nature. Davidson Park and Fallen Timber Creek are just 4 minutes away for added outdoor adventure. Low condo fees of just \$610/year include garbage pickup, snow removal, and



maintenance of common areas.  
Whether you're looking for a peaceful getaway  
or year-round living, this cozy property is ready  
to welcome you home.

Built in 2000

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2214916          |
| Price          | \$325,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 577               |
| Acres          | 0.22              |
| Year Built     | 2000              |
| Type           | Residential       |
| Sub-Type       | Recreational      |
| Style          | 1 and Half Storey |
| Status         | Active            |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | #4 5227 Twp 320 Road       |
| Subdivision | Bergen Springs             |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M 1X0                    |

**Amenities**

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Community Gardens, Playground, Snow Removal, Trash, Dog Park                     |
| Utilities      | Electricity Connected, Natural Gas Connected, Satellite Internet Available, Water Available |
| Parking Spaces | 3                                                                                           |
| Parking        | Parking Pad                                                                                 |
| Waterfront     | Pond                                                                                        |

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, No Smoking Home, Recreation Facilities |
| Appliances        | Electric Stove, Refrigerator                                          |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                 |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Gas, Living Room                                                      |
| Has Basement      | Yes                                                                   |
| Basement          | Crawl Space, None                                                     |

## Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Fire Pit, Storage                                                                                                   |
| Lot Description   | Backs on to Park/Green Space, Dog Run Fenced In, Low Maintenance Landscape, No Neighbours Behind, Close to Clubhouse, Wooded |
| Roof              | Asphalt Shingle                                                                                                              |
| Construction      | Concrete, Wood Frame, Wood Siding                                                                                            |
| Foundation        | Pillar/Post/Pier                                                                                                             |

## Additional Information

|                |                         |
|----------------|-------------------------|
| Date Listed    | April 25th, 2025        |
| Days on Market | 22                      |
| Zoning         | 9 P-PCR Parks Recreatio |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Coldwell Banker Vision Realty |
|----------------|-------------------------------|

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