

23, 5227 Township Road 320
 Rural Mountain View County, Alberta

MLS # A2263749



\$369,000

Division:	Bergen Springs		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	596 sq.ft.	Age:	1988 (37 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.22 Acre		
Lot Feat:	Creek/River/Stream/Pond, Low Maintenance Landscape, Many Trees, Native		

Heating:	Baseboard, Electric, Fireplace(s), Space Heater, Wood Stove	Water:	See Remarks
Floors:	Vinyl	Sewer:	Holding Tank
Roof:	Rubber	Condo Fee:	\$ 610
Basement:	None	LLD:	34-31-5-W5
Exterior:	Cedar, Wood Frame	Zoning:	9
Foundation:	Piling(s), See Remarks	Utilities:	Natural Gas
Features:	Natural Woodwork, Primary Downstairs		

Inclusions: Wood Fired Hot Tub

Charming Rustic Creekside Cottage & Bergen Springs Estates Nestled in a private, forested lot along the creek, this beautiful cottage in Bergen Springs Estates offers the perfect blend of rustic charm, comfort, and natural beauty. Set on one of the community's most coveted lots, this year-round retreat is surrounded by mature trees and lush vegetation, creating a peaceful and private escape. Inside, the rustic interior features warm wood finishes, deceptively spacious with a living room, dining area, a cozy wood stove will keep the chills off, and a well-equipped galley kitchen. There's room to comfortably sleep five or more, including two bedroom areas and a cozy loft space, along with a three-piece bathroom and a cistern-fed water system housed in a heated, insulated room for dependable year-round use. Natural Gas can be installed for \$4500. Outdoors, you'll love the wood-fired hot tub, outdoor shower, and spacious deck overlooking the creek & the perfect setting for morning coffee or evenings under the stars. The property offers ample parking, natural landscaping, and an authentic cabin-in-the-woods atmosphere. Neighboring adjacent creek side lot is also for sale separately and creates a 1/2 acre private oasis. Residents of Bergen Springs Estates enjoy a range of community amenities including a community hall for private events, two dog parks, a stocked fishing pond, community gardens, playground, and disc golf course. Just beyond the community, Fallen Timber Creek offers fishing, swimming, and kayaking opportunities in a pristine natural setting. The community is serviced by holding tanks and cisterns for winter and seasonal water in the summer months approx May-Oct. The nearby town of Sundre provides all essential services & shopping, dining, recreation, and medical facilities & as well

as easy access to lakes, rivers, and trails ideal for hunting, fishing, quadding, and outdoor adventure. This is a rare opportunity to own a year-round creekside retreat in one of Alberta's most charming recreational communities — where comfort, nature, and relaxation come together. Only an hour from Calgary but a world away from the city!!!!