

25, 5227 Township Road 320  
Rural Mountain View County, Alberta

MLS # A2285977



**\$380,000**

<b>Division:</b>	Bergen Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	789 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Few Trees, Garden, Low Maintenance Landscape, Native Plants, Triangular L		

<b>Heating:</b>	Propane, Wall Furnace, Wood, Wood Stove	<b>Water:</b>	Private, Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	None	<b>LLD:</b>	34-31-5-W5
<b>Exterior:</b>	Metal Siding , Mixed	<b>Zoning:</b>	9 P - PCR Parks & Conserv
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Natural Gas at Lot Line, Propane
<b>Features:</b>	Bookcases, Ceiling Fan(s), Natural Woodwork, Vinyl Windows		

**Inclusions:** Refrigerator, gas stove, washer, dryer, clawfoot tub, wood stove, window coverings, garden shed, wood shed, raised bed garden

Rustic. Cozy. Surrounded by trees. Welcome to your four-season woodland hideaway in Bergen Springs. Built in 2016, this charming 789 sq ft cabin offers 3 bedrooms and the kind of warmth you feel the moment you step inside. The wood stove sets the tone for cozy evenings after a day outdoors, while modern comforts like on-demand hot water, and a washer/dryer make everyday living easy. A classic clawfoot tub adds vintage charm, perfect for soaking and unwinding. Step outside and truly embrace cabin life. Large decks &mdash; both covered and open &mdash; invite morning coffee in the rain, summer BBQs with friends, and peaceful evenings listening to the birds, the trees and the sounds of nature. Property Features for year round living: 3 bedrooms Wood stove Private well 1000 gallon septic tank On-demand hot water Propane direct vent wall furnace Washer & dryer Clawfoot tub Expansive covered & open decking Serviced propane (rental tank) Fenced/container garden area Double-decker storage Firewood shelter Space to park an RV for family & friends Ample parking on property Canvas carport permitted This is easy, relaxed living in a community designed for nature lovers. Enjoy the off-leash dog run, pond for fishing, kayaking and winter skating, clubhouse gatherings, and disc golf. Just minutes to Davidson Park and ten minutes to Sundre, with both Calgary and Red Deer about an hour away. Condo fees are only \$610/year. If you've been dreaming of a quiet place in the trees, where life slows down and nature surrounds you, this Bergen Springs cabin may be exactly what you've been waiting for.