

# **\$409,900 - 118, 5227 Township Road 320 Township, Rural Mountain View County**

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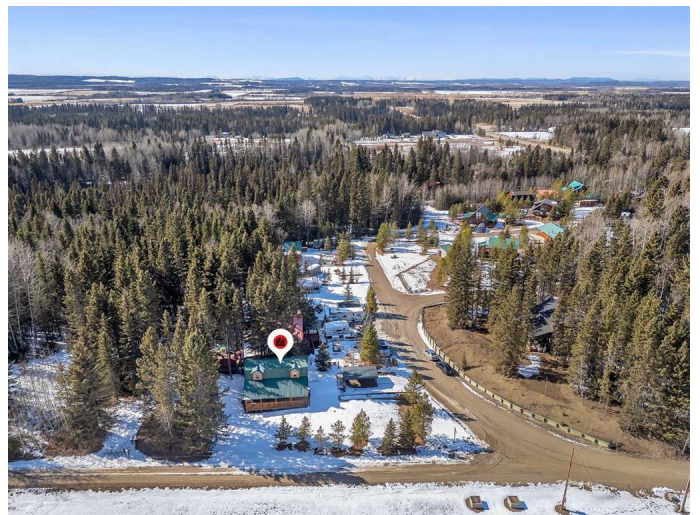
MLS® #A2197708

**\$409,900**

2 Bedroom, 1.00 Bathroom, 965 sqft  
Residential on 0.21 Acres

Bergen Springs, Rural Mountain View County,  
Alberta

Once upon a time, in a land not too far away from the city, there was a cabin nestled in the trees that its owners could enjoy all year round. Pulling up to the cabin, you will admire the barn-style exterior, complete with charming window dormers and an expansive front porch overlooking community green space. Park your vehicle under the handy carport and make your way into the cabin, which comes fully furnished. Just turn the key and start making memories. Practical and durable vinyl flooring spans the main living space. The kitchen is well equipped with black appliances that are practically brand new, floor-to-ceiling cabinetry, and ample countertop space. The kitchen flows into the spacious living room, so you don't need to skip a beat while spending time with family or friends. A nicely upgraded bathroom with a large tiled shower and storage complete the main floor. Venturing upstairs, the primary retreat is a great place to unwind with a book at the end of the day or simply relax and enjoy the view! The additional bedroom is perfect for the kids or guests. The front porch invites you to unwind with a morning coffee or evening drink while taking in the peaceful sounds of nature. Bergen Springs Estates has community amenities to keep you as busy as you choose. There is a pond for fishing, an outdoor firepit stocked with firewood, a clubhouse with various activities



such as darts, a community garden, off leash dog park and an unspoken rule that if your neighbour is having a campfire fire, you're welcome to join. With crown land in your backyard, you might be too busy enjoying the ATV trails or having a great day by the river. Whether you're looking for a weekend getaway or a full-time escape, this cabin is where you want to spend the summer.

Built in 2016

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2197708      |
| Price          | \$409,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 965           |
| Acres          | 0.21          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | Cottage/Cabin |
| Status         | Active        |

**Community Information**

|             |                                      |
|-------------|--------------------------------------|
| Address     | 118, 5227 Township Road 320 Township |
| Subdivision | Bergen Springs                       |
| City        | Rural Mountain View County           |
| County      | Mountain View County                 |
| Province    | Alberta                              |
| Postal Code | T0M 1X0                              |

**Amenities**

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Community Gardens, Dog Run, Gazebo, Other, Playground, Recreation Facilities |
| Utilities      | Electricity Connected, Natural Gas Connected, Water Connected                           |
| Parking Spaces | 2                                                                                       |

|         |         |
|---------|---------|
| Parking | Carport |
|---------|---------|

### **Interior**

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | Natural Woodwork              |
| Appliances        | Microwave, Oven, Refrigerator |
| Heating           | Forced Air                    |
| Cooling           | None                          |
| Fireplaces        | Living Room                   |
| Basement          | None                          |

### **Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Garden                                                       |
| Lot Description   | Backs on to Park/Green Space, Close to Clubhouse, Front Yard |
| Roof              | Metal, Other                                                 |
| Construction      | Wood Frame, Wood Siding                                      |
| Foundation        | Wood                                                         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 73               |
| Zoning         | 9                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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