

# **\$420,000 - 141, 5227 Township Road 320, Rural Mountain View County**

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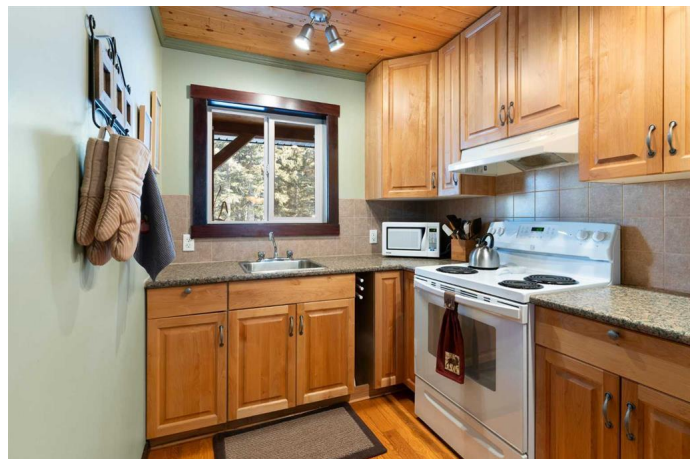
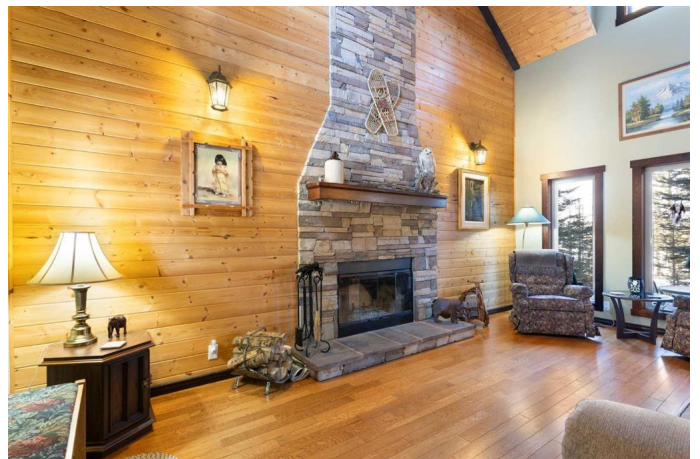
MLS® #A2241492

**\$420,000**

3 Bedroom, 1.00 Bathroom, 1,039 sqft  
Residential on 0.20 Acres

Bergen Springs, Rural Mountain View County,  
Alberta

Discover your year-round escape, just one hour from Calgary. Whether you're searching for a peaceful weekend getaway or a cozy full-time retreat, this stunning, custom-built 3-bedroom, 1-bathroom four-season cabin offers the perfect blend of rustic charm and modern comfort. Inside, you'll be captivated by the soaring 19-foot stone-faced wood-burning fireplace – the heart of the home – framed by gleaming oak hardwood floors and vaulted pine ceilings. Natural light from abundant windows highlights the quality craftsmanship throughout including reclaimed vintage fir doors, custom-milled fir trim and moldings, and solid alder kitchen cabinetry. The main floor features a spacious dining area, a full bath with laundry space, and a cozy primary bedroom. Upstairs, the roomy loft hosts two additional vaulted-ceiling bedrooms and a comfortable sitting area with a stunning view of the living room and fireplace below. Outdoors, enjoy the peace and privacy of your treed lot from the covered front porch – a great place to enjoy your morning coffee. Relax under the stars with friends on the spacious back deck or gather around the firepit for –™mores and good conversation. The community offers a stocked pond for fishing or skating, scenic walking trails, and access to nearby parks, golf courses and the amenities in the town of Sundre just minutes



away. Donâ€™t miss your chance to own this truly special 4-season property. Check out the virtual tour and book your private showing today.

Built in 2006

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2241492      |
| Price          | \$420,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,039         |
| Acres          | 0.20          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | Cottage/Cabin |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 141, 5227 Township Road 320 |
| Subdivision | Bergen Springs              |
| City        | Rural Mountain View County  |
| County      | Mountain View County        |
| Province    | Alberta                     |
| Postal Code | T0M 1X0                     |

**Amenities**

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Community Gardens, Gazebo, Picnic Area, Playground, Dog Park, Party Room, Recreation Facilities |
| Utilities      | Electricity Connected, Natural Gas Connected, Water Connected, Water At Lot Line                           |
| Parking Spaces | 4                                                                                                          |
| Parking        | Gravel Driveway, Parking Pad, RV Access/Parking                                                            |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Laminate Counters, Natural Woodwork, |
|-------------------|---------------------------------------------------------------------|

|                 |                                                                                             |
|-----------------|---------------------------------------------------------------------------------------------|
|                 | No Smoking Home, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Master Downstairs         |
| Appliances      | Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating         | Fireplace(s), Forced Air, Natural Gas, Mid Efficiency, Wood                                 |
| Cooling         | None                                                                                        |
| Fireplace       | Yes                                                                                         |
| # of Fireplaces | 1                                                                                           |
| Fireplaces      | Living Room, Wood Burning, Raised Hearth, Stone                                             |
| Has Basement    | Yes                                                                                         |
| Basement        | Crawl Space, None                                                                           |

## Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Rain Gutters                                                            |
| Lot Description   | Backs on to Park/Green Space, Corner Lot, Many Trees, No Neighbours Behind, Treed |
| Roof              | Metal                                                                             |
| Construction      | Wood Frame, Wood Siding                                                           |
| Foundation        | Wood, Perimeter Wall, See Remarks                                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 51              |
| Zoning         | 9               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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