

# \$400,000 - 118, 5227 Township Road 320 Township, Rural Mountain View County

---

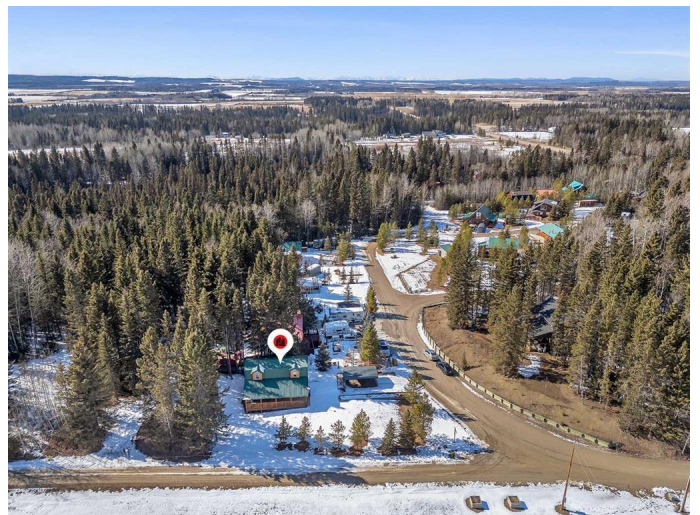
MLS® #A2197708

**\$400,000**

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	\$400,000
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, Refrigerator, Oven
Heating	Forced Air
Cooling	None
Fireplaces	Living Room
Basement	None

## Exterior

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

## Additional Information

Date Listed	March 24th, 2025
Days on Market	83
Zoning	9

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.