

# \$299,900 - 7, 5227 Township Road 320, Rural Mountain View County

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MLS® #A2227665

**\$299,900**

1 Bedroom, 1.00 Bathroom, 483 sqft  
Residential on 0.16 Acres

Bergen Springs, Rural Mountain View County,  
Alberta

**\*\*Price adjustment July 14\*\*** Welcome to your YEAR ROUND HOME IN THE WOODS! This property has been lovingly cared for by its original owners for nearly 2 decades & now it is time for someone else to love it too! One of the few PARK MODEL HOMES in Bergen Springs Estates, this is a rare find for anyone who is looking for a recreational property or to live full time - the current owners have lived here full time for years. As you enter the HUGE COVERED DECK notice the GAS LINE for your BBQ & also the gas overhead heater (included). The main entrance to the home through the patio door leads you to the generous living room w/corner electric FIREPLACE (installed approximately 2019) as well as windows everywhere (all blinds inc). Soaring trees are your view from this home! The dining/kitchen has room for a good sized table & also has a cute coffee bar area. The OTR MICROWAVE is newer & upgraded and there is also a GAS STOVE & full sized fridge. Down the hall you will find a closet with plumbing to install a washer & dryer if desired. The 3 pc bath has good storage as well. There is also a generous closet next to the bathroom & here you will find your hot water tank. The bedroom has a QUEEN SIZED next to new BED w/drawers built in (all included as well). There is a spot for TV hook up in the bedroom as well as the living room & a TV in



the home is included. Outside find the gazebo to rival all gazebos - room to hook up 4 tvs as well as 4 receivers - over the years there has been known to have been 4 different sports playing at once. There is also a shed, greenhouse & Shelterlogic tent inc. The septic tank is newer and holds 1500 gallons & for the winter months you can fill your 1000 gallon holding tank cistern. Lock and leave year round or stay and live full time. Bergen Springs offers a pond for skating in winter (maintained by community members), kayak or canoe in the summer, playground, COMMUNITY CENTRE, OFF LEASH DOG PARK, well run condo association & so much more. Only 10 minutes to Sundre & all the amenities it has to offer including rec centre & pool. Bergen Springs is a short walk to Fallen Timber Creek (Davidson Park). From May to October enjoy the benefits of being on park water and our condo fees are only \$610 A YEAR!! Snow removal is also included in your fees. Currently the best value in the park!

Built in 2004

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2227665    |
| Price          | \$299,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 483         |
| Acres          | 0.16        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Park Model  |
| Status         | Active      |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 7, 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             |
| Parking Spaces | 2                     |
| Parking        | Driveway, Parking Pad |

### **Interior**

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s)                             |
| Appliances        | Gas Range, Microwave Hood Fan, Refrigerator, Window Coverings, Electric Water Heater, See Remarks |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Electric, Living Room, See Remarks                                                                |
| Basement          | None                                                                                              |

### **Exterior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                                                  |
| Lot Description   | Gazebo, Level, Low Maintenance Landscape, See Remarks, Wooded, Corners Marked, Many Trees |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Vinyl Siding                                                                              |
| Foundation        | Piling(s)                                                                                 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 65             |
| Zoning         | 9              |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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