

# \$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	45
Zoning	9

### **Listing Details**

Listing Office	Century 21 Masters
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