$859,000 - 16, 5253 Township Road 320, Rural Mountain View County

MLS® #A2245915

$859,000
4 Bedroom, 4.00 Bathroom, 1,989 sqft
Residential on 2.03 Acres

NONE, Rural Mountain View County, Alberta

Truly Unique Recreational Getaway in Bergen, Alberta

Welcome to your private, gated retreat in the heart of Bergenâ€”just minutes from the vibrant town of Sundre. Set on 2.03 fully fenced acres, this custom-built property has 4 bedrooms and 3.5 bathrooms blends modern design with rustic charm, surrounded by trees and nature with an open yard, firepit, and private access to the Fallen Timber Riverâ€”perfect for fishing, kayaking, canoeing, and floating.

This architecturally stunning home features a very modern design with floor-to-ceiling windows in the main living area that flood the space with natural light and bring the outdoors in. The open-concept layout includes soaring ceilings, hardwood flooring throughout, and a cozy wood-burning stove. The main floor offers two bedrooms both with full 4 piece bathrooms each, a stylish kitchen, dining, and living space ideal for entertaining.

Upstairs, the second level hosts a private

primary master suite, ensuite bathroom with an additional lounge or entertainment area. The third floor includes a large flex roomâ€”perfect as a fourth bedroom, office, or bunkroomâ€”complete with its own two-piece bathroom.

Outdoor living is a dream here, with expansive decks, a charming chicken coop, and an oversized shop 26x42.5 FT with ample parking for vehicles, RVs, and all your toys. The driveway offers plenty of extra space for guests.

Located just minutes from Sundre, youâ€™ll have access to excellent schools, a full-service hospital, shopping, dining, and all the amenities you need. Plus, youâ€™re on the doorstep of Albertaâ€™s stunning West Countryâ€”a paradise for outdoor lovers with camping, lakes, rivers, paddleboarding, hiking, biking, and wildlife all close by.

Whether youâ€™re looking for a full-time residence or a recreational getaway, this exceptional property offers a lifestyle of peace, privacy, and endless adventure.

Built in 2014

Essential Information

MLS® #	A2245915
Price	$859,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,989
Acres	2.03
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 and Half Storey
Status	Active

Community Information

Address	16, 5253 Township Road 320
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Parking Spaces	4
Parking	Garage Door Opener, Gravel Driveway, Quad or More Detached, Electric Gate, Gated

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Beamed Ceilings
Appliances	Dishwasher, Range Hood, Refrigerator, Gas Stove
Heating	Forced Air, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Blower Fan, EPA Certified Wood Stove
Basement	None

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Environmental Reserve, Lawn, Low Maintenance Landscape, No Neighbours Behind, Private, Treed, Conservation, Creek/River/Stream/Pond, Irregular Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation	Piling(s)

Additional Information

Date Listed	August 5th, 2025
Days on Market	11
Zoning	CR1

Listing Details

Listing Office	Real Broker

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