

\$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

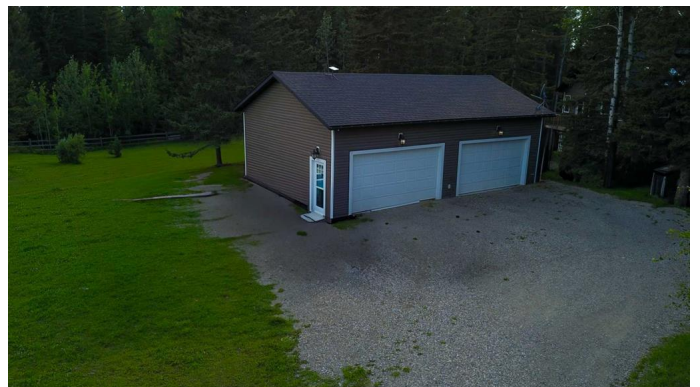
NONE, Rural Mountain View County, Alberta

Truly Unique Recreational Getaway in Bergen,
Alberta

Welcome to your private, gated retreat in the heart of Bergen—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 River—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 room—perfect as a fourth bedroom, office, or bunkroom—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, you™ll have access to excellent schools, a full-service hospital, shopping, dining, and all the amenities you need. Plus, you™re on the doorstep of Alberta™s stunning West Country—a paradise for outdoor lovers with camping, lakes, rivers, paddleboarding, hiking, biking, and wildlife all close by.

Whether you™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, Gated, Electric Gate, Gravel Driveway, Quad or More Detached

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Beamed Ceilings
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator
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	Irregular Lot, Lawn, Low Maintenance Landscape, No Neighbours Behind, Private, Sloped Down, Treed, Conservation, Creek/River/Stream/Pond, Environmental Reserve
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Piling(s)

Additional Information

Date Listed August 5th, 2025
Days on Market 70
Zoning CR1

Listing Details

Listing Office Real Broker

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.