

# \$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

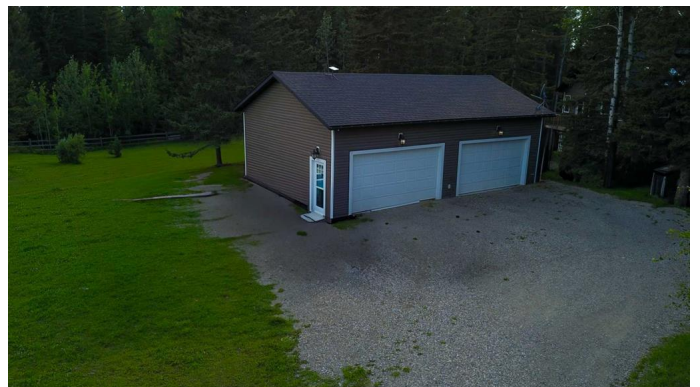
NONE, Rural Mountain View County, Alberta

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                78  
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.