

**6101 Township Road 314**  
**Rural Mountain View County, Alberta**

**MLS # A2230628**



**\$899,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	771 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	154.77 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	23-31-6-W5
<b>Exterior:</b>	Other	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

154 ACRES in BERGEN! Private & quiet. BEAUTIFULLY TREED & private with a few natural SPRINGS on the land. 2 BED, 1 BATH. Well maintained BUNGALOW with SINGLE DETACHED GARAGE. From the front entry you are welcomed into a large living room with big bright windows. Open concept kitchen/dining area. Rounding off this floor are 2 good sized bedrooms and a 4pc. Bath. Basement is undeveloped. Garage & Home have tin roofs. The back yard used to have a beautiful garden plot and ~2acres fenced off for horses. Property is FULLY FENCED (new on the west boundary) Garden shed & small equipment shed a bonus. Many WALKING TRAILS through the quarter. Large CLEARING on each side for potential FUTURE BUILDING SITES. Here's your chance to move to the country with endless opportunities for whatever you want your life to look like - whether it's acreage living, a weekend getaway, gardening, or maybe even a home based business! If 154 acres isn't enough...this is a great area for RECREATIONAL activities with lots of CROWN LAND nearby, a short drive west to the RED DEER RIVER, & Davidson Park for fishing / tubing! Less than 20 minutes to Sundre, 40 minutes to Olds, 90 MINUTES TO DOWNTOWN CALGARY. Conservation easement on title.