

7-4535 TR320 TR 320

W: 5 R: 4 T: 31 S: 31 Q: Northwest

C4278431 Active

LP: \$595,000

SP:

OP: \$595,000

PD:

DOM: 47



Class: Detached
Type: Detached
Style: 1 & Half St
Year Built: 2013
LINC #: 0035081579
Legal Plan: 1210167

Blk: 2 Lot: 2

Area: Rural Mountain View County
Community: None 8888
Postal Code: TOM 1X0
Condo Type: Not a Condo
Possession: 15/none 12/31/2019

Land Use: R-CR1 Country Residential
Title to Land: Fee Simple
Conform Rpt:
Restrictions: None Known

New Hm:
Tax Amt/Yr: \$3,397/2019
Local Imp Amt:
HOA: No
Condo Fee:

COMPLETION UPDATE.... the Seller has installed a new "Legacy" kitchen, substantially renovated 2 1/2 bathrooms, added a full bathroom to the second floor with roughed in plumbing and electrical, revised the main floor bedroom and basement bedroom floor plans and installed light fixtures throughout. Seller will supply a kitchen appliance package or cash credit included in the price and will complete finishing of the home to a Buyer's specification at a cost to be negotiated. One and a half storey log home with 2117 sf on top two floors plus a 1512 sf walkout basement, five bedrooms, 3.5 bathrooms, log and cedar siding exterior with a huge main floor deck on south side of house, concrete patios off the walkout basement, deck and balcony on front of house, located on a 1.54 acre lot with a new drilled well, u/g power and septic system located on Bergen Road close to Sundre (15km), Didsbury (30km) and Olds (35km). Two adjacent 2 acre lots with new wells and u/g power also available.

Directions: From Sundre 9.6km S on 760 to Bergen, 5.6km E on RR320 (Bergen Road), home on S side of road; From Hwy27 & Hwy22 8.8km S on Hwy 22, 3.2km W on RR320, home on S side of road; From Cremona 17.6km N on Hwy22, 3.2km W on RR320, home on S side of Bergen Road
Rooms & Measurements

Table with columns: Room Type, Dim/M, Dim/Ft, Level, Bedrooms A/T, Rms Abv, F/H Baths. Includes rows for Family Rm, KT Eating, Mstr Bed, Loft, Bedroom, 2nd FR, and multiple Bedroom entries.

Property Information

Table with columns: Basement, Suite, Construction, Foundation, Exterior, Roof Type, Front Exp, Parking, Features, Site Influences, Goods Included, Goods Excluded, HOA Fee Incl, Heating, Fin FP/Rgh-In, Lot Shape, Lot Sq M, Frntg X Depth, Flooring, Fuel, Jr/Mid Schl, Other School.

Rural

Table with columns: 911 Address, Road Access, Water Supply, Water GPM, Depth of Well, Water Report Yr, Bus Srvc, Nearest Town, School District, Elem School, High School, School Bus, Heating Desc, Power Desc, Phone Desc, Sewer/Septic, Yr Sewer Cleaned, Total Acres, Acres Cleared, Acres Cult, Acres Pasture, Acres Fenced, Acres Irrigated, Acres Water Rights, Acres Leasehold, # Parcels, LP/Acre, Directions.

Agent & Office Information

Table with columns: List Firm, Ownership, Exclusion/SRR, List Date.

Printed: 01/17/2020

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).