



6236 Township Road 322
Rural Mountain View County, Alberta

MLS # A2212764



\$679,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,677 sq.ft.	Age:	1954 (71 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	5.96 Acres		
Lot Feat:	Few Trees, Gentle Sloping, Level, No Neighbours Behind, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Spring
Floors:	Hardwood, Laminate	Sewer:	Open Discharge, Other
Roof:	Metal	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	15-32-6-W5
Exterior:	Cement Fiber Board	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Primary Downstairs		

Inclusions: N/A

Charming Hobby Farm with Thriving Kennel Business on 5.96 Acres – Bergen, AB Welcome to this unique and versatile 5.96-acre hobby farm nestled in the heart of Bergen. This picturesque property features stunning landscaping with mature trees, flowering shrubs, and serene green space, offering a tranquil country lifestyle just minutes from town. The character home, estimated circa 1954, is full of vintage charm, with three bedrooms and a fourth bedroom addition, two bathrooms, there’s plenty of room for family, guests, or a home office. The farmhouse kitchen is large and cozy with a wood burning stove in the living room, one downstairs bedroom and the other two on the upper level. There is an addition that could be a 4th bedroom but would also make a great office space. Ever wanted a butlers room, it’s a large pantry but plenty of storage for the canning and preserves. The home is well-maintained and ready to enjoy, new siding, new metal roof, with potential for further updates to make it your own. An added bonus is the established and reputable dog kennel boarding and 8 kennel cat house, business on-site. Known for its quality care and loyal clientele, this turnkey operation offers a fantastic opportunity for animal lovers or entrepreneurs looking to run a successful home-based business. The permit runs with the property. The acreage is fully fenced and serviced by crystal-clear spring water and streams runs through the property, there’s ample room for the variety of animals, including geese, turkeys, chickens, and llamas, goats and sheep and they will be staying where they call home, so please be an avid animal lover. Whether you’re looking to expand your hobby farm dreams or live a self-sufficient lifestyle, this property is ready for you. Features Include: • 5.96 acres with mature landscaping and privacy •

44 x 36 shop with radiant gas heat, currently set up with 9 kennels but has capacity for up to 18 kennels. • 3-bedroom character home + 4th bedroom addition, gorgeous under-covered deck and many lilacs, perennials - Ask for the summer pictures. • Active dog kennel business with strong reputation • Spring water supply • Fenced pastures and space for multiple animal types • Scenic Bergen location with easy access to the town of Sundre that has all the services and amenities with a great school, aquaplex, arenas, and excellent medical facilities and hospital. Don't miss this rare opportunity to live, work, and thrive in one of Alberta's most beautiful rural communities.