

# \$659,900 - 6236 Township Road 322, Rural Mountain View County

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MLS® #A2212764

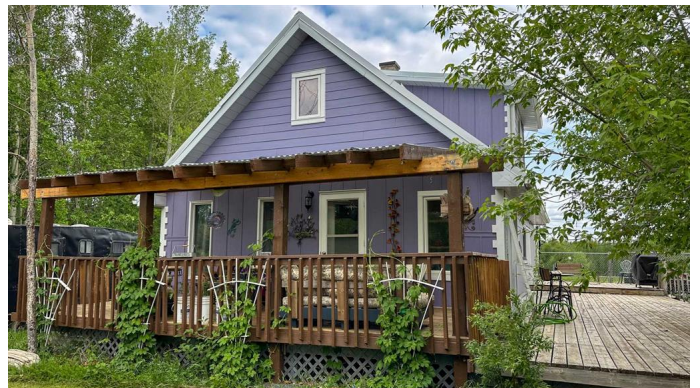
**\$659,900**

3 Bedroom, 2.00 Bathroom, 1,677 sqft  
Residential on 5.96 Acres

NONE, Rural Mountain View County, Alberta

## ANIMAL LOVERS DREAM

Charming Hobby Farm with Thriving Kennel Business established in 2009 on 5.96 Acres in Bergen. Welcome to this unique and versatile 5.96-acre hobby farm. This picturesque property features stunning landscaping with mature trees, flowering shrubs, and serene green space, offering a tranquil country lifestyle just 15 minutes from town. The character home, estimated circa 1954, is full of vintage charm, with three bedrooms and a fourth bedroom addition, two bathrooms, allowing for plenty of room for family, guests, or a home office. The farmhouse kitchen is large and cozy with a wood burning stove in the sitting room & another in the living room. There is one main floor bedroom and the other two on the upper level with a bonus room in the middle. There is an addition on the main floor that could be a 4th bedroom but would also make a great office space. Ever wanted a butlers room, itâ€™s a large pantry with plenty of storage for the canning, preserves and more, with the main floor laundry. The large open cement floor basement is unfinished and boasts a large cold room. The home is well-maintained and ready to enjoy with new siding, new metal roof, refinish bathroom and a new energy efficient furnace, with potential for further updates to make it your own. An added bonus included, is the established and reputable dog boarding facility with 9 spacious



kennels, different sizes for all varieties of dogs with permit for up to 30 dogs & 2 large free running fenced exercise areas, as well as a 8 kennel cat house with play space in a separate building. 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 acreage is fully fenced and serviced by crystal-clear spring water and a stream that runs through the property, feeding the field critters 3 seasons of the year. thereâ€™s ample room for the variety of animals, including geese, turkeys, chickens, llamas and sheep that can stay where they call home, for the avid animal lover in you. Whether youâ€™re looking to expand your hobby farm dreams or live a self-sufficient lifestyle, this property is ready for you.

Features Include 5.96 fenced acres with mature landscaping and privacy. 44 x 36 shop with radiant gas heat, currently set up with the 9 kennels leaving still half the space for the handy person in you or to expand the kennels to 18. Owner is prepared to discuss financials, what's included & client list during showings where requested. 3-bedroom character home + 4th bedroom addition, large front deck with a gorgeous under-covered side deck and many lilacs, perennials - Ask for the summer pictures. Active dog kennel business with strong reputation. Fenced pastures and space for multiple animals. Easy access to the town of Sundre that has all the services and amenities with a great school, aquaplex, are arenas, and excellent medical facilities, Donâ€™t miss this opportunity.

Built in 1954

## **Essential Information**

MLS® #	A2212764
Price	\$659,900

Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,677
Acres	5.96
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### Community Information

Address	6236 Township Road 322
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

### Amenities

Parking	Quad or More Detached
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### Interior

Interior Features	Pantry, Master Downstairs
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Gas Stove
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Blower Fan, Family Room, Kitchen, Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Fire Pit, Dog Run, Kennel
Lot Description	Level, No Neighbours Behind, Private, Few Trees, Gentle Sloping
Roof	Metal
Construction	Cement Fiber Board

Foundation	Poured Concrete
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### **Additional Information**

Date Listed	April 17th, 2025
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Days on Market	51
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Zoning	1
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### **Listing Details**

Listing Office	Real Broker
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