

Bergen Springs Condominium Association – Some basic information

Condominium Corporation No. 9111945

Located NE ¼ 34-31-5 W 5

TWP 031 RGE 05 W 5

Bergen Springs Estates is approximately 10 minutes south of Sundre Alberta and 1 hour North-West of Calgary city limits (via QE2) or you can get there via 22x as well.

Clear title lots – you own the lot and pay your own power and taxes

All lots have power (100AMP) and water to the front property line

Natural gas is available through Foothills Natural Gas Co-op Ltd.

Seasonal water (May-October weather permitting) but many lots either have their own well or have installed cisterns under their cabin to allow for year round water.

Lots may have trailers or you can build your own cabin (no building commitments but there are restrictions on size)

This is a **condominium association** with our own regulations (available on the website under “Board”) and the community’s condo fees are currently \$380 per calendar year (as of 2016).

There is a pond on our property that is shared with the developer (a little fun fishing but not suggested for swimming) also used for great skating in the winter.

Just a 10 minute walk to **Davidson Park (1.8 acres)**

- Located on TWP 320 West of Intersection 760
- Open seasonally
- Day use area only
- No Charge for Access
- Access to Fallen Timber Creek

Close to great fishing on the Fallen Timber, Red Deer and Little Red.

Hiking, golfing (Sundre has two courses Sundre Golf Club and Coyote Creek)

ATV trails within a few minutes’ drive West (seasonal)

Our own community center for functions and this is available for use by all the members at no charge.

Our Social club arranges several activities a year (summer and winter)