

# \$249,900 - 3270 Calling Lake Drive, Calling Lake

MLS® #A2149132

## \$249,900

1 Bedroom, 1.00 Bathroom, 894 sqft  
Residential on 1.90 Acres

NONE, Calling Lake, Alberta

PRIVATE 3 season cabin with 2 bedroom, 1 bathroom nestled in a park like setting with the trees surrounding the property sitting on 1.9 acres. As soon as you drive into the yard you will notice the pride of ownership throughout. Garden space, firepit and gazebo with an area to play outdoor games. Main floor offers large family room with a wood stove that will keep the cabin warm on those cooler nights, 3 piece bathroom, bedroom and kitchen. Upstairs features a large loft to accommodate the kids or extra guests. Minutes to Calling Lake beach, boat launch, school and store. 25x16 ft garage with concrete floors and electricity with room to store your boat, tools and extra fridge. Cistern (1000 L) Holding Tank (2000-2500 L)

Built in 2006

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2149132     |
| Price          | \$249,900    |
| Bedrooms       | 1            |
| Bathrooms      | 1.00         |
| Full Baths     | 1            |
| Square Footage | 894          |
| Acres          | 1.90         |
| Year Built     | 2006         |
| Type           | Residential  |
| Sub-Type       | Recreational |



|        |                                           |
|--------|-------------------------------------------|
| Style  | 1 and Half Storey, Acreage with Residence |
| Status | Active                                    |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 3270 Calling Lake Drive     |
| Subdivision | NONE                        |
| City        | Calling Lake                |
| County      | Opportunity No. 17, M.D. of |
| Province    | Alberta                     |
| Postal Code | T0G 0K0                     |

### Amenities

|              |                        |
|--------------|------------------------|
| Utilities    | Electricity Connected  |
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | High Ceilings                |
| Appliances        | Electric Stove, Refrigerator |
| Heating           | Wood Stove                   |
| Cooling           | None                         |
| Fireplace         | Yes                          |
| # of Fireplaces   | 1                            |
| Fireplaces        | Wood Burning Stove           |
| Basement          | None                         |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden                                                                                                              |
| Lot Description   | Back Yard, Cleared, Brush, Creek/River/Stream/Pond, Lake, Lawn, Garden, No Neighbours Behind, Landscaped, Many Trees, Private |
| Roof              | Metal                                                                                                                         |
| Construction      | Concrete, Mixed                                                                                                               |
| Foundation        | Piling(s)                                                                                                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2024 |
| Days on Market | 293             |
| Zoning         | R1C             |

### Listing Details

Listing Office

ROYAL LEPAGE COUNTY REALTY

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