

# \$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	330
Zoning	R1C

### Listing Details

Listing Office

ROYAL LEPAGE COUNTY REALTY

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