

# \$120,000 - 3260 Calling Lake Drive, Calling Lake

MLS® #E4444766

**\$120,000**

3 Bedroom, 2.00 Bathroom, 1,440 sqft

Single Family

Calling Lake, Calling Lake, Alberta

This 3 bdrm, 2-bath home offers 1,440 sq ft of living space on a peaceful 1.9-acre lot, just north of the main townsite in Calling Lake, AB. Thoughtfully designed with bedrooms on each end & common living areas in the center, the layout provides both space & privacy for the whole family. Upon entering, you'll find a generous open area to your right—ideal for a mudroom or additional living space—and a cozy living room to your left. The kitchen is well-sized with ample cabinetry & adjoins a dining area, perfect for family meals & gatherings. The primary bedroom includes a large walk-in closet, a 4-piece ensuite & enough room to comfortably fit a king-sized bed & additional furniture. On the opposite end of the home are 2 more bedrooms, offering privacy & comfort for guests or family members. Outdoor living is enhanced by a large front & a smaller rear deck. The property is level & surrounded by a healthy, mature stand of trees, providing natural beauty and privacy. Note: appliances are not included. (id:6289)

Built in 1984

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4444766  |
| Price     | \$120,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,440         |
| Year Built     | 1984          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3260 Calling Lake Drive |
| Subdivision | Calling Lake            |
| City        | Calling Lake            |
| Province    | Alberta                 |
| Postal Code | T0G0K0                  |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Park                                  |
| Features  | Flat site, No back lane, Recreational |

### Interior

|              |             |
|--------------|-------------|
| Appliances   | See remarks |
| Heating      | Forced air  |
| # of Stories | 1           |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage County Realty |
|----------------|----------------------------|



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