

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

MLS® #E4444766

**\$120,000**

3 Bedroom, 1.50 Bathroom, 1,440 sqft

Single Family on 1.90 Acres

Calling Lake, Calling Lake, AB

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.

Built in 1984

### Essential Information

MLS® # E4444766

Price \$120,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,440
Acres	1.90
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3260 Calling Lake Drive
Area	Calling Lake
Subdivision	Calling Lake
City	Calling Lake
County	ALBERTA
Province	AB
Postal Code	T0G 0K0

### **Amenities**

Amenities	Deck
Parking	Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Backs Onto Park/Trees, Flat Site, Low Maintenance Landscape, No Back Lane, Not Fenced, Recreation Use
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Wood

**Additional Information**

Date Listed                June 25th, 2025  
Days on Market        10  
Zoning                    Zone 60

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