

# \$249,800 - 3252 Lake View Drive, Calling Lake

MLS® #A2214790

**\$249,800**

2 Bedroom, 1.00 Bathroom, 1,200 sqft  
Residential on 0.78 Acres

NONE, Calling Lake, Alberta

WOODED LOT NEAR THE LAKE - A beautiful property up the lane from Calling Lake. Recently renovated open-concept home, with two bedrooms, a spacious kitchen and living/dining area - plus an additional 2-bedroom guest cabin with it's own little living room. This fully fenced .78 acre lot is still mostly treed for privacy, for your own slice of forest for kid's adventures, or for your future expansions... Ready for all seasons - it would make a lovely year-round home - with lake activities, hunting, and all kinds of outdoor recreation, right around the corner.

Built in 1995

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214790    |
| Price          | \$249,800   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,200       |
| Acres          | 0.78        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                             |
|-------------|-----------------------------|
| Address     | 3252 Lake View Drive        |
| Subdivision | NONE                        |
| City        | Calling Lake                |
| County      | Opportunity No. 17, M.D. of |
| Province    | Alberta                     |
| Postal Code | T0H 0G0                     |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 5  |
| Parking        | Additional Parking, Double Garage Detached |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Storage, Ceiling Fan(s)       |
| Appliances        | Refrigerator, Washer/Dryer Stacked, Gas Range |
| Heating           | Forced Air, High Efficiency                   |
| Cooling           | None  |
| Basement          | None  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Rectangular Lot, Cul-De-Sac, Private, See Remarks, Treed, Wooded |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Piling(s)  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 113              |
| Zoning         | Residential      |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | 3% REALTY PROGRESS |
|----------------|--------------------|

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