

# \$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	118
Zoning	Residential

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.