

\$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 40
Zoning Zone 60

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