

\$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 8
Zoning Zone 60

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