



GRASSROOTS
REALTY GROUP

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1651 Lakeview Lane
Calling Lake, Alberta

MLS # A2311821



\$395,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,495 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.46 Acre		
Lot Feat:	Back Yard, Cleared, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Irregular L		

Heating:	High Efficiency, Electric, Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, See Remarks		

Inclusions: N/A

CALLING LAKE offers family fun and endless YEAR-ROUND RECREATION. Tucked away on a quiet cul-de-sac, this beautifully renovated 3 bedroom, 1495 sq. ft. BUNGALOW sits on a private, well-treed $\frac{1}{2}$ ACRE fenced lot surrounded by nature, complete with large shed with electricity, newer boathouse & wood shed. Upgrades throughout include a gorgeous family room addition, sunroom, dining area, newer flooring, appliances, light fixtures & paint, vaulted ceilings, banks of windows, sun-drenched living spaces, a warm wood-stove perfect for gathering with family and friends, plus a newer high-efficiency furnace for added comfort. Just a 30-second walk brings you to the spectacular 5 km WHITE SAND BEACH where you can swim, boat, fish, kayak, quad, snowmobile or simply relax in nature. Community amenities include public boat launches, Jay Bird Memorial Arena, splash park, ball diamonds and community centre. Ideal as a recreational getaway or peaceful full-time residence, this property offers THE VERY BEST OF LAKE LIVING.