



GRASSROOTS
REALTY GROUP

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2731 6 Street
Calling Lake, Alberta

MLS # A2312224



\$489,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,833 sq.ft.	Age:	1957 (69 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Beach, Corner Lot		

Heating:	Fireplace(s), Forced Air, Wood Stove
Floors:	Carpet, Ceramic Tile, Parquet
Roof:	Asphalt Shingle
Basement:	Crawl Space
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RR
Utilities:	-

Inclusions: N/A

Experience the ultimate lakefront lifestyle—whether you’re seeking a year-round home or the perfect summer retreat, this property offers your own private escape for recreation and relaxation. Move in ready! Ideally situated along one of the most desirable stretches of sandy beach on Calling Lake, this inviting 3-bedroom, 1-bathroom home features over 1,800 sq ft of developed living space. Proudly owned by the same family since 1957, the home was thoughtfully expanded in 1997 and has undergone important updates, including modernized electrical and new furnaces in 2006—reflecting true pride of ownership throughout. An oversized 26' x 40' attached garage adds incredible functionality, complete with insulation, heating, and a dedicated workshop space—perfect for projects, storage, or year-round use. Nestled on a beautifully treed and fully fenced lot, the property offers exceptional privacy along with stunning lake views. Conveniently located near a variety of amenities, including a school, library, fitness centre, fire hall, and arena, this property blends peaceful lake living with everyday convenience.