



GRASSROOTS
REALTY GROUP

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3252 Lake View Drive
Calling Lake, Alberta

MLS # A2316177



\$249,800

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,200 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Double Garage Detached		
Lot Size:	0.78 Acre		
Lot Feat:	Cul-De-Sac, Private, Rectangular Lot, See Remarks, Treed, Wooded		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Storage		

Inclusions: n/a

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, secure, .78 acre lot is still mostly treed for privacy - or 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.