

# \$395,500 - 1651 Lakeview, Calling Lake

MLS® #A2210389

**\$395,500**

3 Bedroom, 2.00 Bathroom, 1,438 sqft

Residential on 0.46 Acres

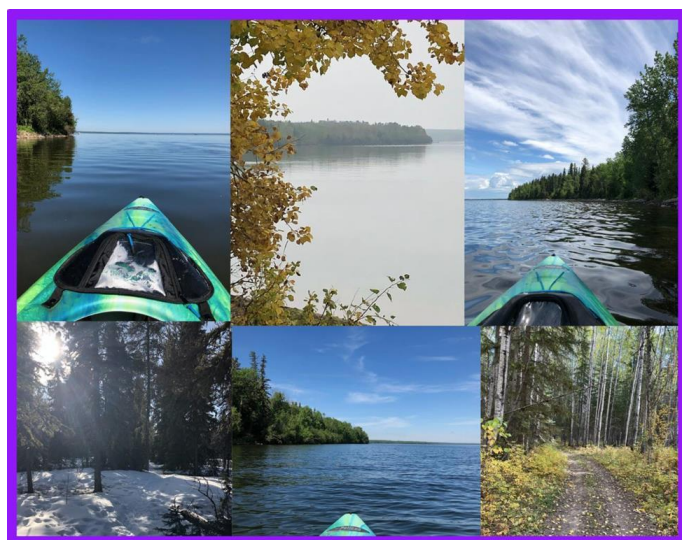
NONE, Calling Lake, Alberta

A RARE FIND - a Lakeview Lane property in one of the best areas on Calling Lake, by one of the best white sand beaches in Alberta. The large half-acre fenced lot is well treed for privacy and birds, with plenty of outbuilding storage - including a new boathouse - on a quiet cul-de-sac 8km south of the Hamlet of Calling Lake. The house has been beautifully renovated inside and out, including a spacious entry bootroom with huge closets, a new bright and cozy family room, and a new high-efficiency furnace. You'll love visiting with friends and family around the woodstove in the living room, by the bright windows that run all the way up to the vaulted ceiling. Or visit outside around the firepit, or enjoy the apple trees. With a 30-second walk to the amazing 5km beach, 7km of protected blueberry picking, and boreal forest walking - plus all the boating, fishing (catch one for lunch!), kayaking, quadding, and sledding available out your doorstep - it's the perfect getaway, or your new full-time home!

Built in 1995

## Essential Information

MLS® #	A2210389
Price	\$395,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,438
Acres	0.46
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1651 Lakeview
Subdivision	NONE
City	Calling Lake
County	Opportunity No. 17, M.D. of
Province	Alberta
Postal Code	T0G 0K0

### **Amenities**

Parking Spaces	4
Parking	Boat
Waterfront	Beach Access

### **Interior**

Interior Features	Ceiling Fan(s), Open Floorplan, See Remarks, Vaulted Ceiling(s)
Appliances	Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	High Efficiency, Forced Air, Natural Gas, Electric, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

### **Exterior**

Exterior Features	Fire Pit, Storage
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Irregular Lot, Landscaped, Lawn, Many Trees, Private, Cleared, Fruit Trees/Shrub(s), Lake
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 9th, 2025

Days on Market            18

Zoning                        R1C

### **Listing Details**

Listing Office               3% REALTY PROGRESS

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