

## **\$495,000 - Block 6 Lot 10, Rural Opportunity M.D.**

MLS® #E4437176

**\$495,000**

3 Bedroom, 2.00 Bathroom, 938 sqft

Rural on 0.30 Acres

None, Rural Opportunity M.D., AB

LAKE FRONT property on Calling Lake! This cozy ALL SEASON cabin features 2 bedrooms on the main floor & LARGE 2nd storey loft/primary bedroom. There is a full bath, living area, kitchen & dining area with a PICTURESQUE VIEW of the lake! You also get another 2 storey building with garage/boat house on the main, laundry, storage, 3 piece bath & upstairs a 973 SQFT LOFT w/POOL TABLE, TV area, & tons of extra sleeping space and newer shingles! Outside you have a HUGE DECK to enjoy the sun, a HOT TUB, a grassy yard and stone fire pit area. There is a beautiful white sandy beach and shallow swimming area which is great for kids! Calling Lake has amazing fishing & is great for boat/water sports! The 1/3 acre lot is fully treed & borders on crown land. This ALL SEASON retreat is fully finished & ready for you to enjoy this summer!!

Built in 1971

### **Essential Information**

MLS® #	E4437176
Price	\$495,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	938



Acres	0.30
Year Built	1971
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	Block 6 Lot 10
Area	Rural Opportunity M.D.
Subdivision	None
City	Rural Opportunity M.D.
County	ALBERTA
Province	AB
Postal Code	T0G 0K0

### Amenities

Features	Deck, Fire Pit, Hot Tub, Hot Water Tankless, No Smoking Home, R.V. Storage, Natural Gas BBQ Hookup
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Beach Access, Corner Lot, Cul-De-Sac, Private Setting, Schools, Shopping Nearby, Waterfront Property
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	May 17th, 2025
Days on Market	49
Zoning	Zone 60

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