

\$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 (roughed-in for 2 gas fireplaces) & 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	172
Zoning	Zone 60

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