



## Calling Lake Alberta

\$120,000

This 3 bdrm, 2-bath home offers 1,440 sq ft of living space on a peaceful 1.9-acre lot, just north of the main townsite in Calling Lake, AB. Thoughtfully designed with bedrooms on each end & common living areas in the center, the layout provides both space & privacy for the whole family. Upon entering, you'll find a generous open area to your right—ideal for a mudroom or additional living space—and a cozy living room to your left. The kitchen is well-sized with ample cabinetry & adjoins a dining area, perfect for family meals & gatherings. The primary bedroom includes a large walk-in closet, a 4-piece ensuite & enough room to comfortably fit a king-sized bed & additional furniture. On the opposite end of the home are 2 more bedrooms, offering privacy & comfort for guests or family members. Outdoor living is enhanced by a large front & a smaller rear deck. The property is level & surrounded by a healthy, mature stand of trees, providing natural beauty and privacy. Note: appliances are not included. (id:6769)

Living room 3.493 m X 10.98 m

Dining room 2.688 m X 3.499 m

Kitchen 3.504 m X 3.891 m

Primary Bedroom 3.57 m X 3.499 m

Bedroom 2 2.744 m X 3.429 m

Bedroom 3 2.74 m X 3.486 m

Laundry room 1.527 m X 2.64 m

Listing Presented By:



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