

# \$379,900 - 1651 Lakeview, Calling Lake

MLS® #A2210389

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,438 sqft

Residential on 0.46 Acres

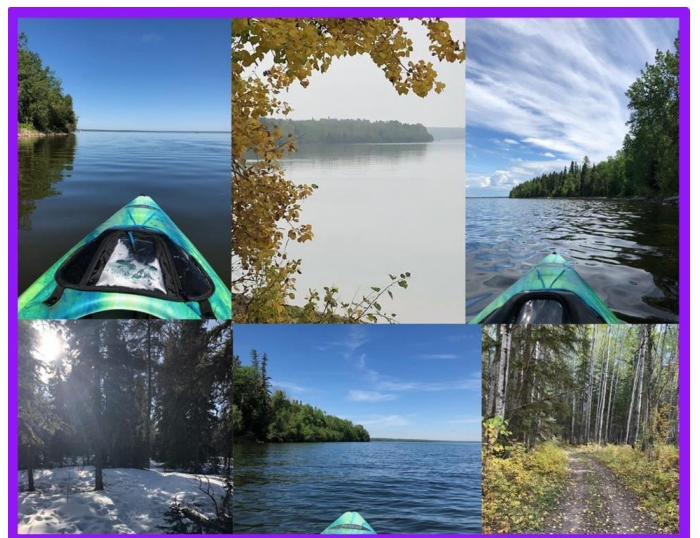
NONE, Calling Lake, Alberta

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      | \$379,900 |
| 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, Electric, Forced Air, Natural Gas, Wood, Wood Stove  |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Wood Burning Stove                                                    |
| Basement          | None                                                                  |

### **Exterior**

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

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 9th, 2025  
Days on Market                72  
Zoning                              R1C

**Listing Details**

Listing Office                    3% REALTY PROGRESS

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