

\$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 |
|----------|--|

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 | 81 |
| Zoning | Zone 60 |

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Listing information last updated on August 6th, 2025 at 11:32am MDT