

# **\$329,000 - 2736 Calling Lake Drive 2nd Street, Rural Opportunity M.D.**

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MLS® #E4452859

**\$329,000**

2 Bedroom, 2.00 Bathroom, 1,250 sqft

Rural on 0.19 Acres

None, Rural Opportunity M.D., AB

Discover the perfect blend of rustic charm and modern comfort in this beautiful 2-bedroom, 2-bathroom A-frame retreat. Boasting soaring vaulted ceilings and a loft-style master suite with its own walk-out balcony, this home offers a warm and inviting atmosphere you'll fall in love with. The open-concept living area features a pellet stove for cozy winter evenings, pine-lined ceilings, and solid wood doors showcasing the home's exceptional craftsmanship. Enjoy the outdoors year-round with a fully fenced yard complete with a fire pit perfect for gathering with friends and family. The property includes a heated shop, a storage shed, and a covered, enclosed side storage area ideal for your boat, ATVs, or other toys. Located close to the vibrant beach area, ball diamond, and local corner store, this cabin offers the ideal balance of recreation and relaxation.

Built in 2010

## **Essential Information**

MLS® #	E4452859
Price	\$329,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,250
Acres	0.19
Year Built	2010
Type	Rural
Sub-Type	Cottage
Style	1 and Half Storey
Status	Active

### Community Information

Address	2736 Calling Lake Drive 2nd Street
Area	Rural Opportunity M.D.
Subdivision	None
City	Rural Opportunity M.D.
County	ALBERTA
Province	AB
Postal Code	T9S 0A8

### Amenities

Features	Off Street Parking, Fire Pit, Hot Water Electric, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Workshop, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Baseboard, In Floor Heat System, Electric, Water
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Boating, Fenced, Flat Site, Level Land, No Back Lane, No Through Road, Recreation Use
Construction	Wood
Foundation	Slab

### Additional Information

Date Listed	August 14th, 2025
Days on Market	2

Zoning

Zone 60

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Listing information last updated on August 15th, 2025 at 9:47pm MDT