



1856 Highway 813 , Calling Lake, Alberta - \$98,777



Main Photo

Property Description

1856 Highway 813, Calling Lake. Discover your perfect getaway at this stunning 1-acre parcel in Calling Lake. Nestled in a great location for year-round enjoyment, this property is a haven for outdoor enthusiasts, offering a plethora of activities including swimming, boating, fishing (summer and winter), quadding, hunting, sledding, and extensive trail access.

This private and secluded lot is surrounded by trees, providing a large open area ideal for RVs and weekend gatherings. To the south and east, no building is allowed - Environmental reserve, ensuring your privacy. The well-insulated cabin features a wood stove and two hardwired baseboard heaters, making it



easy to stay warm in the winter. In the summer, you can enjoy a cool interior on those hot days. If you only require a garage and don't need use it for living space the garage door can be put into service by removing the outside siding/plywood to open it up for use in a couple hours.

You'll be just 4 minutes from the lake, where you can experience white sandy beaches, a boat launch, and a provincial campground—perfect for leisurely days spent by the water. This property is well-maintained and has been enjoyed by its current owners.

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: RE/MAX REAL ESTATE



P: