

\$649,900 - 2335 Calabogie Road, Greater Madawaska

MLS® #X12387353

\$649,900

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

542 - Greater Madawaska, Greater Madawaska, Ontario

Nestled on a huge lot, just 40 minutes from Ottawa, this charming water front 4 season cottage is enveloped by a lush green oasis on a 1.23 ACRE of land, offering fantastic privacy and a direct connection to nature. Surrounded by towering trees and the soothing sounds of the Madawaska River, this retreat blends rustic charm with modern comfort. Inside, the two bedroom, two bathroom space boasts an open-concept design with a soaring cathedral ceiling, creating an airy, light-filled ambiance. Gather around the acoustic fireplace for cozy evenings, or unwind in the big sunroom where sunlight streams in year-round. Foam insulation in the roof and under the floor, Recent installed air source heating pump/air conditioner, plus the baseboard heater and wood furnace make it really comfortable no matter in the cold winter and hot summer. Step outside to the huge deck facing the river, complete with a contemporary deck handrail ideal for dining, stargazing, or simply soaking in the serene views. The property features a private dock on the Madawaska River, where very clear water invites you to enjoy fishing, swimming, and boating on the quiet, peaceful river. Practical amenities include high-speed internet(perfect for vacation stays or remote work),abundant parking space, and a new air-source heat pump for year-round comfort. Whether you are kayaking at dawn, working from the sunroom, or savoring the stillness of your green oasis, this cottage offers a rare



blend of adventure and seclusion. Calabogie Peaks Ski resort and Motorsports park in a very short driving distance. A true sanctuary where memories are made. (id:6289)

Essential Information

Listing #	X12387353
Price	\$649,900
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2335 Calabogie Road
Subdivision	542 - Greater Madawaska
City	Greater Madawaska
Province	Ontario
Postal Code	K0J1G0

Amenities

Features	Carpet Free
Parking Spaces	5
Parking	No Garage
View	River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Heat Pump
Cooling	Wall unit
Fireplace	Yes

Exterior

Exterior	Log
Lot Description	208 x 239 Acre

Foundation

Block

Listing Details

Listing Office

HOME RUN REALTY INC.



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