

\$609,000 - 105 Cottageclub Drive, Rural Rocky View County

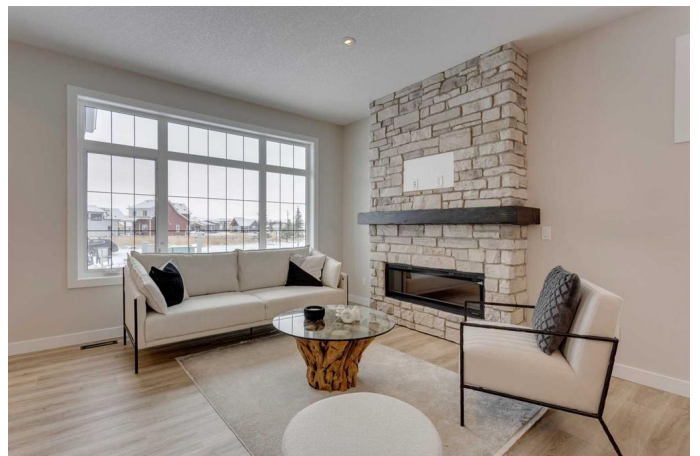
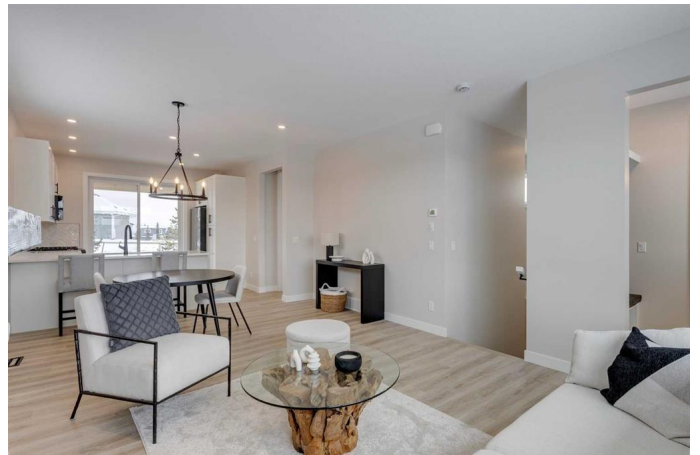
MLS® #A2193608

\$609,000

1 Bedroom, 2.00 Bathroom, 826 sqft
Residential on 0.12 Acres

Cottage Club at Ghost Lake, Rural Rocky View County, Alberta

HUGE PRICE REDUCTION. Discover your dream retreat at CottageClub Ghost Lake with this charming 1-bedroom, 1.5-bathroom bungalow, offering the perfect blend of luxury and nature. Option to add **FURTHER BEDROOMS & A BATHROOM** in basement! Builder available to finish basement at additional cost! Nestled within a serene community, this brand-new home is an ideal haven for those looking to downsize and simplify life. Boasting over 1,600 sq ft of interior space, including an undeveloped basement, this property provides ample room for customization. Imagine transforming the basement into an additional living space with two extra bedrooms and a full bathroom—perfect for guests or extended family visits. Step inside to find a thoughtfully designed layout featuring a spacious open-plan living area, where natural light floods through large windows, highlighting the high-quality finishes throughout. The modern kitchen, equipped with state-of-the-art appliances and plenty of storage, makes meal preparation a joy, while the cozy dining area is perfect for intimate gatherings. The generous master suite offers a peaceful escape with its en-suite bathroom, complete with contemporary fixtures and a luxurious feel. An additional half-bathroom ensures convenience for you and your guests. Beyond the exquisite



interiors, CottageClub Ghost Lake provides access to an array of outdoor activities, from hiking and fishing to boating and wildlife spotting. With stunning views of the surrounding landscapes, you'll never tire of exploring the great outdoors right from your doorstep. Priced under \$650k, this property represents an incredible opportunity to own a piece of paradise in a sought-after community. Don't miss your chance to experience the perfect balance of comfort, style, and nature. ****Driveway will be completed prior to possession****

Built in 2024

Essential Information

MLS® #	A2193608
Price	\$609,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	826
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	105 Cottageclub Drive
Subdivision	Cottage Club at Ghost Lake
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C1B1

Amenities

Amenities	Beach Access, Clubhouse, Community Gardens, Fitness Center, Party Room, Playground, Recreation Room, Snow Removal, Trash, Coin Laundry, Game Court Interior, Indoor Pool, Picnic Area, Racquet Courts, Spa/Hot Tub
Parking Spaces	6
Parking	Off Street

Interior

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Vinyl Windows
Appliances	Built-In Refrigerator, Dishwasher, Microwave, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 10th, 2025
Days on Market	79
Zoning	DC123

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.