

\$699,900 - 44 Cottageclub Lane, Rural Rocky View County

MLS® #A2258679

\$699,900

3 Bedroom, 3.00 Bathroom, 1,117 sqft
Single Family on 0.08 Acres

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

Welcome to 44 CottageClub Lane, a 2022-built home that combines modern craftsmanship with thoughtful features designed for comfort and convenience. Offering a FINISHED BASEMENT, WINDOW COVERINGS THROUGHOUT with some TINTED WINDOWS, and inviting outdoor living spaces with a FRONT PORCH, BALCONY, AND BACKYARD DECK, this home is ready for you to settle in and enjoy. The backyard faces north, creating a great setting for summer BBQs, while the south-facing front porch offers a bright, welcoming entry. As a bonus, the sellers are including the furniture and decors so it's truly move-in ready. Inside, tall windows fill the home with natural light, enhancing the open-concept main floor. The kitchen features a KITCHEN ISLAND WITH QUARTZ COUNTERTOPS and a GAS STOVE, blending style and function for daily living and entertaining. Upstairs, the primary bedroom offers an ENSUITE BATHROOM, WALK-IN CLOSET, AND PRIVATE BALCONY to relax and unwind. LUXURY VINYL PLANK FLOORING and modern finishes flow throughout the main and upstairs levels, creating a space that is both practical and stylish. The basement comes with 2 bedrooms, a recreation/family room, and a full bathroom. CottageClub residents



enjoy a gated, year-round community just 20 minutes from Cochrane. Amenities include the 11,000 sq. ft. Recreation Centre with swimming, fitness, library, and community spaces, along with outdoor features such as beaches, docks, tennis and pickleball courts, hot tub, and trails. With its welcoming design, added features, and access to an exceptional community, 44 Cottage Club Lane is a perfect place to experience the best of lake living in every season. Come and see to appreciate.

(id:6289)

Built in 2022

Essential Information

Listing #	A2258679
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Square Footage	1,117
Acres	0.08
Year Built	2022
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	44 Cottageclub Lane
Subdivision	Cottage Club at Ghost Lake
City	Rural Rocky View County
Province	Alberta
Postal Code	T4C1B1

Amenities

Amenities	Park, Playground, Recreation Nearby, Water Nearby, Clubhouse, Exercise Centre, Swimming, Party Room, Recreation Centre
Features	Cul-de-sac, No neighbours behind, Parking
Parking Spaces	2
Parking	Gravel, Parking Pad
Has Pool	Yes

Pool Indoor pool, Pool

Interior

Appliances Washer, Refrigerator, Gas stove(s), Dishwasher, Wine Fridge, Dryer, Microwave Range Hood Combo, Window Coverings

Heating Forced air

Cooling None

Fireplace Yes

of Fireplaces 1

of Stories 2

Has Basement Yes

Exterior

Foundation Poured Concrete

Listing Details

Listing Office CIR Realty



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