

\$750,000 - 642 Cottageclub Bend, Rural Rocky View County

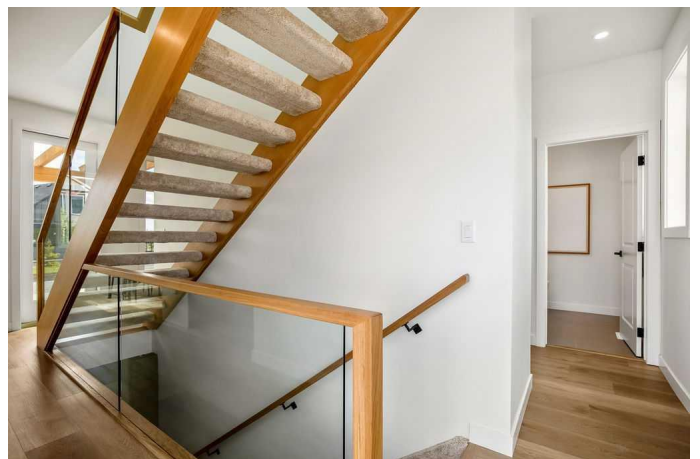
MLS® #A2208202

\$750,000

2 Bedroom, 2.00 Bathroom, 949 sqft
Residential on 0.11 Acres

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

Crafted by a custom home builder, this new home showcases care and custom design throughout. Every inch of this 950 square foot home has been thoughtfully planned and executed, creatively utilizing every square inch. Main floor features a functional layout with half bath, living room, dining room and kitchen. Kitchen is an optimal u-shape offering ample cabinetry and counterspace. Overlooking the dining area which is upgraded with a tray ceiling and encased with oversized windows that flood the space with an abundance of natural light. Off the kitchen and dining area you will find the cozy living room with an upgraded Napoleon fireplace. This space offers direct access through an oversized doorway to the very large 17x12 deck. An exceptional place to spend summer evenings barbecuing and spending time with friends and family! The thoughtfully designed staircase with glass railing leads you to the upper level. Here you will find a large 4-piece bathroom with dual sinks, 2 bedrooms and a linen closet. Both bedrooms feature functional closets, with the primary bedroom spanning an impressive 100 square feet. The front bedroom is particularly unique, featuring a vaulted ceiling, mountain views captured through the oversized windows. In the basement you will find the laundry and a large unfinished space awaiting a custom touch. The space, and



window size can accommodate an additional bedroom and also a bathroom (roughed in), plus living space. Making it a very functional and exceptional future value add to this home. Outside you can enjoy the sunny front West facing porch under the striking timber pergola. Exterior siding is a durable composite providing piece of mind. This home comes with front parking, a garage could still be added at an additional cost. No expense has been spared in using upgraded materials throughout the building process and in the finishing touches. Features include Duradek on the front and back decks, stone countertops, and upgraded plumbing and lighting fixtures throughout. Conveniently located around the corner from the main entrance of this gated community and within walking distance to the lake and recreation center, this property offers exceptional value at the listed price point. Residents can enjoy the community's incredible and unique amenities, such as an indoor pool, hot tub, fitness center, sandy beach, outdoor grill, playgrounds, numerous walking paths, and much more. Only 45 minutes from Calgary, and 10 minutes to the amenity rich town of Cochrane makes comfortable 4-season cottage living a reality. This home is currently under construction with targeting completion in June/July. There is still some opportunity for custom upgrades, if you act fast.

Built in 2025

Essential Information

MLS® #	A2208202
Price	\$750,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1

Square Footage	949
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	642 Cottageclub Bend
Subdivision	Cottage Club at Ghost Lake
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 1B1

Amenities

Amenities	Beach Access, Clubhouse, Community Gardens, Fitness Center, Indoor Pool, Picnic Area, Playground, Racquet Courts, Snow Removal, Spa/Hot Tub, Trash
Parking Spaces	2
Parking	Front Drive, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Humidifier, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lake, Level, Sloped, Views
Roof	Asphalt Shingle, Metal

Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	75
Zoning	DC123

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.