\$875,000 - 306 Cottageclub Link, Rural Rocky View County

MLS® #A2221079

\$875,000

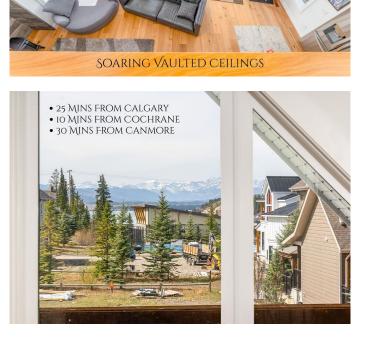
2 Bedroom, 3.00 Bathroom, 1,140 sqft Residential on 0.12 Acres

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

Now is the time to escape to the tranquility of lake life in this beautifully crafted Cottage Club home, perfectly positioned to offer breathtaking mountain views and unforgettable sunsets over the lake. Move to your full time home, or own your weekend lake home. No more playing Tetris packing the vehicle, or crawling on the Hwy in long-weekend traffic for hours! This home comes Turn Key with everything you'll need so now you can Go Every Weekend and get there in just minutes! 25 mins from Calgary, 10 mins from Cochrane, or 35 mins to Canmore, this location strikes the perfect balance between Peaceful Retreat and Convenient Access.

Built new in 2022, this charming 3-bedroom, 3-bathroom home boasts an open-concept living space with soaring vaulted ceilings, filling the interior with life giving natural light. The modern kitchen features a spacious island, quartz countertops, and remember that everything is already in the drawers ready for you to cook your first dinner. meal. Enjoy that meal peacefully on your large covered front deck, or in the serenity of your manicured back yard. This custom home was cleverly designed with proximity (? to what) and privacy at top of mind, which is why all three levels have their own bedroom & bathroom. Bring the family, bring the friends, or don't bring anyone... the





choice is always yours, and this home is always ready!

Enjoy your weekends or live here full-time in a vibrant, welcoming community. A detached garage provides ample storage for your outdoor gear, while the Cottage Club's private community centre offers a host of premium amenities including:

 $\hat{a} \in \phi$ Outdoor racquet courts $\hat{a} \in \phi$ Indoor recreation centre $\hat{a} \in \phi$ Fitness gym $\hat{a} \in \phi$ Pool & hot tub $\hat{a} \in \phi$ Library & lounge areas $\hat{a} \in \phi$ Fire pit & lakeside patio $\hat{a} \in \phi$ Outdoor racquet courts $\hat{a} \in \phi$ Beach

Whether you're seeking a weekend escape or a full-time lifestyle change, this safe, family-friendly neighbourhood is the perfect place to slow down and reconnectâ€"with nature, with community, and with yourself.

Come experience the best of lakeside living – your Cottage Club retreat awaits.

Built in 2022

Essential Information

MLS® #	A2221079
Price	\$875,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,140
Acres	0.12
Year Built	2022
Туре	Residential

Sub-Type	Detached	
Style	2 Storey	
Status	Active	
Community Information		
Address	306 Cottageclub Link	
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, Coin Laundry, Fitness Center, Laundry, Park, Playground, Recreation Facilities, Recreation Room, Trash, Game Court Interior, Indoor Pool, Picnic Area, Pool, Racquet Courts, Spa/Hot Tub	
Parking Spaces	4	
Parking	Parking Pad, Single Garage Detached, Aggregate	
# of Garages	1	
Interior		
Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recreation Facilities, See Remarks	
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer	
Heating	Forced Air, Natural Gas	
Cooling	None	
Fireplace	Yes	
# of Fireplaces	1	
Fireplaces	Gas	
Has Basement	Yes	
Basement	Full, Partially Finished	
Exterior		
Exterior Features	Lighting, Other	
Lot Description	Back Yard, Close to Clubhouse, Front Yard, Landscaped, Lawn, Level	
Roof	Asphalt Shingle	
Construction	Stone, Wood Frame	
Foundation	Pourod Concrete	

Foundation Poured Concrete

Additional Information

Date Listed May 16th, 2025 Zoning DC123

Listing Details

Listing Office RE/MAX Alpine Realty

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