

\$744,000 - 640 Cottageclub Bend, Rural Rocky View County

MLS® #A2258195

\$744,000

2 Bedroom, 2.00 Bathroom, 1,073 sqft
Residential on 0.11 Acres

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

Welcome to your brand-new home in the highly sought-after CottageClub at Ghost Lake! This modern retreat offers 2 bedrooms and 1.5 bathrooms with over 2,100 sq ft of potential living space, making it one of the largest homes available in the community. Thoughtfully designed with a bright and open floor plan, the grand entrance sets the tone with its airy, welcoming atmosphere. The main level showcases stylish finishes and functionality, with a kitchen equipped with brand-new Samsung appliances (to be delivered prior to closing). Every detail is designed for both comfort and quality. The builder also offers a unique opportunity: at no extra cost, the upper floor can be reconfigured into a stunning primary suite with ensuite by removing the wall between the current 2 bedrooms, providing ultimate flexibility to match your lifestyle. The highlight of this property is the expansive 1,100 sq ft basement, already roughed in for two additional bathrooms and two additional bedrooms. Left unfinished, this space is a blank canvas, ready for you to design and personalize according to your family's needs—whether it's extra bedrooms, a home office, fitness area, or entertainment space. Living at CottageClub means more than just a beautiful home. Enjoy year-round access to the private sandy beach, boat



launch, fitness centre, hot tub, indoor pool, and sport courts, all within this secure gated community. With its prime location only 45 minutes from Calgary, this property offers the perfect blend of lake life tranquility and city convenience. Don't miss this rare opportunity to own one of the largest and most versatile homes at CottageClub Ghost Lake. Whether you're looking for a full-time residence or a weekend getaway, this home is built to grow with you. Book your private showing today!

Built in 2025

Essential Information

MLS® #	A2258195
Price	\$744,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,073
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	640 Cottageclub Bend
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, Fitness Center, Picnic Area, Playground,
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	Recreation Room, Snow Removal, Trash, Community Gardens, Indoor Pool, Racquet Courts, Spa/Hot Tub
Parking Spaces	6
Parking	None

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Microwave, Built-In Refrigerator, Electric Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	September 18th, 2025
Days on Market	1
Zoning	DC123

Listing Details

Listing Office	eXp Realty
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