



GRASSROOTS

REALTY GROUP

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**624 Cottageclub Bend
Rural Rocky View County, Alberta**

MLS # A2287874



\$309,000

Division: Cottage Club at Ghost Lake

Lot Size: 0.11 Acre

Lot Feat: -

By Town: Cochrane

LLD: 13-26-6-W5

Zoning: DC123

Water: Private

Sewer: -

Utilities: -

Build your full-time home or weekend escape in Cottage Club, a thoughtfully planned lakeside community set against big mountain views and the shores of Ghost Lake. This serviced corner lot is offered at \$309,000, and comes with professionally drawn home plans ready for the next owner. The design features a 3-bedroom, 2.5-bath layout with an open-concept main living area, vaulted ceiling, and a double garage, a great head start for buyers who want to start building this year. Cottage Club is built for four-season enjoyment, and the clubhouse is a standout. Enjoy inviting social spaces, a gym, an indoor pool, and an outdoor hot tub for those end of the day soaks. When warmer months return, the community comes alive with lake living and outdoor amenities. The accessible location allows easy access to amenities and the mountains, with about 15 minutes to Cochrane, 35 minutes to Calgary and 40 minutes to Canmore. A fantastic opportunity to secure a corner lot and build your dream home in a resort-style community.