



GRASSROOTS

REALTY GROUP

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**407 Cottageclub Grove
Rural Rocky View County, Alberta**

MLS # A2289756



\$628,800

Division: Cottage Club at Ghost Lake

Lot Size: 0.13 Acre

Lot Feat: -

By Town: Cochrane

LLD: 13-26-6-W5

Zoning: DC123

Water: None

Sewer: -

Utilities: -

RARE LAKEFRONT LOT ALERT - JUST PERFECTION — WITH A FRESH SPRING TWIST. Nothing else like it at Ghost Lake! This is the **ONLY** available lot with jaw-dropping, **UNOBSTRUCTED VIEWS** of the lake and mountains — no rooftops in your way, no compromises. Just sunshine, fresh air, and front-row seats to some of Alberta's most breathtaking scenery. Build your dream getaway on this 5,793 sq ft lot in a gated, year-round community just a scenic 45 min. drive from Calgary. Whether you're ready to build this spring/summer or planning ahead, you can start enjoying the lifestyle right away. No home built yet? You'll still have full access to Cottage Club's incredible amenities for just \$250/month: private sandy beach and swim area, resident-only boat launch, outdoor pizza oven and firepits, recreation centre with gym, pool, hot tub, library, observatory, playgrounds, tennis, pickleball, volleyball, walking trails, community garden — and more. Plus, you're only 17 minutes to Cochrane and a quick trip to Canmore and Banff for skiing, golf, hiking, and mountain adventures. No long drives. No inflated prices. **NO OTHER LOTS LIKE THIS.** We even have a floorplan ready with a fantastic custom builder if you want to break ground right away — or bring your own builder, choose one onsite, or hold the lot until the timing is perfect. Spring at the lake hits different… and opportunities like this don't come around twice.