



**GRASSROOTS**  
REALTY GROUP

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**210 CottageClub Crescent  
Rural Rocky View County, Alberta**

**MLS # A2291756**



**\$799,950**

<b>Division:</b>	Cottage Club at Ghost Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,101 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	DC-123
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Please see supplements

Welcome to 210 Cottage Club Crescent &ndash; Your Year-Round turnkey Retreat Near the Rockies Nestled in the serene, gated community of Cottage Club, just 30 minutes west of Calgary and 45 minutes from Canmore, this charming property offers the perfect balance of relaxation and recreation. Whether you're looking for a weekend getaway, summer retreat, or full-time residence, this home delivers lake side living at its finest. This beautifully designed spacious, stylish and move-in ready cottage features over 1,200sq ft of developed living space, plus a heated, insulated double detached garage with bonus dedicated guest space. Inside, you're welcomed by a bright, open floor plan with vaulted ceilings, floor-to-ceiling windows, and a stunning rock-surround wood-burning fireplace that anchors the main living area. The sunny chef's kitchen is the heart of the home&mdash;showcasing mountain views, stainless steel appliances, granite countertops, knotty alder cabinetry, a built-in oven, a second oven, and a generous island, ideal for all your culinary and entertaining needs. Notable upgrades include H.E.R.O osmosis system for refrigerator water dispenser and ice machine, Fantech- HRV (heat recovery ventilator), Starlink with router. A cozy living room off the kitchen offers the perfect space to unwind, while the main floor is completed by a 3-piece powder room, a walk-in front closet providing additional storage. The upper level is dedicated to the furnished spacious primary suite, complete with a 4-piece ensuite, large closets, and a flex space for a home office or reading nook&mdash;all overlooking the majestic Rocky Mountains. The furnished basement includes a family room, potential for a second bedroom, and a utility/storage area with a washer, dryer, and water softener. Above the double garage, you'll find a beautiful

private furnished guest suite with a 2-piece bathroom offering extra living space for visitors or hobbies. Enjoy your morning coffee on the covered front porch or entertain friends and family on the expansive private back deck. The beautifully landscaped outdoor living space enhances the peaceful, private yard. As a resident of Cottage Club, you'll enjoy access to a vibrant recreation center featuring an indoor pool & outdoor hot tub, gourmet kitchen, grand hall, library, gym facility, outdoor tennis/pickle ball courts, beach volleyball, BBQ areas & firepits, trails, community gardens and a private beach & boat launch. Whether you're an outdoor enthusiast, a growing family, or looking to unwind in a lakeside setting, Cottage Club offers an unmatched lifestyle just steps from Ghost Lake and a quick drive to Canmore/Banff. Don't miss this rare opportunity to own a turnkey cottage in one of Alberta's most sought-after lake communities. Book your showing today—this cottage truly needs to be seen to be appreciated!