



**419 Cottageclub Cove
Rural Rocky View County, Alberta**

MLS # A2294510



\$1,050,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,225 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Gravel Driveway, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Low Maintenance Landscaping		

Heating:	Baseboard, Electric, Forced Air, Heat Pump	Water:	Private
Floors:	Carpet, Tile, Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Primary Downstairs, Smart Home, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	BOSE surround speaker system, Mitsubishi Zuba Heat Pump (Heating/Cooling), Garage Control(s) Window Coverings, Kinetic Water System, Nest thermostat, Smart Locks		

Welcome to CottageClub at Ghost Lake—where lake living meets mountain views and every day feels like an escape. Just minutes from Cochrane and an easy drive from Calgary, this vibrant, amenity-rich community offers the perfect balance of weekend retreat and full-time living. Built by Aura Quality Homes, this fully finished 1.5-storey walkout offers 2,293 of total living space and has been thoughtfully designed—offering flexibility, and highly elevated finishes throughout. Step inside and you’re immediately welcomed by an inviting entry with custom storage solutions and a stylish 2-piece bath. The heart of the home is the open-concept main living area, with soaring two-storey ceilings, a wood-burning stone fireplace with copper insert, and custom built-ins, adding both character and function. The kitchen is nothing short of impressive where attention to detail shines—from soft-close cabinetry and a stone backsplash to the oversized granite island with farmhouse sink. Added features such as a water filtration system and extensive storage space elevate both comfort and convenience. Shiplap detailing and expansive triple-pane windows bring in natural light while framing the incredible views beyond. The dining area features built-in bench seating with storage—perfect for gathering with family and friends. Step outside onto the expansive full-width deck, complete with stairs leading to the yard, creating a seamless indoor-outdoor lifestyle. Upstairs, you’ll find two versatile spaces—one is a perfect bedroom with a large walk-in closet and another ideal as a 2nd bedroom or home office—along with a 3-piece bath. A private balcony off the upper level offers a quiet place to take in the panoramic lake and mountain views. The walkout lower level is dedicated to the primary retreat, designed for relaxation with a spacious

bedroom, walk-in closet, and a luxurious spa inspired 5-piece ensuite featuring in-floor heating and a glass steam shower. Barn doors allow you to create separation or maintain an open feel with a large family room. Patio doors lead directly outside, further connecting you to the natural surroundings. Laundry and additional storage complete this level. Above the double heated garage, is a bunk house with a 3-piece bath offering incredible flexibility—perfect for teens, guests, extended family, or a private workspace. This home is also equipped for modern living with smart home features, integrated network wiring, and an energy-efficient Mitsubishi Zuba heat pump providing both heating and cooling year-round. Just steps from the clubhouse, and lake access, making its location truly one of the best in the community. CottageClub is a unique community offering an unmatched lifestyle—complete with a private beach, lake access, sport courts, and walking paths. The recreation centre features a gym, indoor pool, hot tub, and library. Whether you’re looking for a weekend getaway or a full-time home, this is your opportunity to experience lake living at its finest.