



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

MLS # A2297871



\$980,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,100 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Close to Clubhouse, Interior Lot, Level, Low Maintenance Landscape		

Heating:	Baseboard, Electric, Fireplace(s), Forced Air	Water:	Shared Well
Floors:	Carpet, Laminate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		
Inclusions:	N/A		

Modern architecture meets effortless lake living in this beautifully designed open-concept home. Soaring vaulted ceilings and a spacious great room with a cozy wood-burning fireplace create an inviting atmosphere, while durable laminate flooring flows throughout. The stylish kitchen opens to a generous dining area and sun-filled enclosed porch adding extra space for entertaining. A 4-piece bath completes the main level. Upstairs, escape to your private retreat featuring a massive bedroom with stunning mountain views right from your bed, a walk-in closet, and 3-piece ensuite. The lower level offers the ultimate hangout space with a cozy theatre room, 2 additional bedrooms, a 4-piece bath, and laundry is convenient. Step outside to take in breathtaking lake and mountain views from your front deck, complete with its own wood-burning fireplace, perfect for sunset evenings. Bonus! The double detached garage offers a fully finished bunkie on top, including a living area, bedroom, and 3-piece bath, ideal for guests. Located in a gated, amenity-rich community featuring a clubhouse, indoor pool, fitness centre, tennis courts, private beach access, walking trails, outdoor BBQs, pizza oven, observatory, and more. This is more than a home, it's a lifestyle.