



GRASSROOTS
REALTY GROUP

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**240 Cottageclub Crescent
Rural Rocky View County, Alberta**

MLS # A2298150



\$689,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	943 sq.ft.	Age:	2012 (14 yrs old)
Beds:	1	Baths:	2 full / 2 half
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Hardwood, Tile	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings		

Inclusions: Recreational Centre Wristbands

Nestled alongside community pathways and lush green space, this exceptional cabin property offers the perfect blend of rustic charm and versatile living. The primary cottage features a spacious main bedroom, a second informal bedroom, and two full bathrooms ideal for relaxed, comfortable living surrounded by nature. A standout feature of this listing is the beautifully finished suited garage, complete with an additional bedroom and two bathrooms, offering incredible flexibility for guests, or extended family stays. What truly sets this property apart? A rare basement level below the suited garage, one of the only properties in the community to offer this coveted bonus space. Whether you envision a private home gym, recreation rooms, or generous storage, the possibilities are yours to explore. Steps from scenic walking paths and green space, this is cabin living at its finest and at a price that won't last long.