



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

**MLS # A2298150**



**\$672,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	DC123
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.