



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

**MLS # A2302814**



**\$939,000**

<b>Division:</b>	Cottage Club at Ghost Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,284 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Heated Garage, Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	In Floor	<b>Water:</b>	Private
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Full	<b>LLD:</b>	13-26-6-W5
<b>Exterior:</b>	Cement Fiber Board, ICFs (Insulated Concrete Forms), Vinyl Siding	<b>Zoning:</b>	DC123
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s)		

**Inclusions:** Main Floor Refrigerator, Basement Refrigerator, Bunky Refrigerator, Garage Shelving

Come check out this property! Perfect for a growing family or multi-generational living, one of the largest properties in this community! Open- concept/spacious floor plans on each level. With a chalet inspired design you get to enjoy a large family area on the main floor with a pellet-stove fireplace and vaulted ceilings, loft on second floor overlooking the family room which creates an open yet private invitation. It features a dinning area for kids to study and family to gather. This home is packed with extra storage spaces perfect for all the families needs. You will GAIN an added 1013.29 sq ft of basement area with 9ft ceilings with 2 - bedrooms, a separate entrance, and even a kitchenette. Each floor offers you in-floor heating that can be adjusted separately. It includes a heated garage and bunky located above the garage! This Bunky could double as your new office and will be can act as a guest suite - when kids come back to visit, or when family comes to enjoy what this community has to offer! You will back onto a walking trail for morning and afternoon walks and will enjoy the calm atmosphere is has to offer day in and day out!