



GRASSROOTS
REALTY GROUP

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638 Cottageclub Bend
Rural Rocky View County, Alberta

MLS # A2303174



\$719,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,094 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	Private
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: recreational centre wristbands

Nestled in the highly sought-after final phase of CottageClub, this charming 2-bedroom, 1.5-bathroom home offers the perfect blend of comfort, community, and breathtaking MOUNTAIN VIEWS. Wake up every morning to stunning natural scenery from your own retreat. Thoughtfully designed with future flexibility in mind, the home presents an exciting opportunity to expand with the ability to add additional bedroom(s) and a full bathroom as your needs evolve. A dedicated footprint for a future garage means your long-term plans are already accounted for, and both garage construction and basement completion are available through the builder at an additional cost, allowing you to truly make this home your own. Whether you're looking for a weekend escape, a full-time residence, or a smart investment in one of the area's most beloved communities, this is your chance to get into CottageClub's final chapter.