



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

38 Cottageclub Lane
Rural Rocky View County, Alberta

MLS # A2307932



\$624,900

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,238 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	3
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Private, Secluded		

Heating:	Forced Air, Natural Gas	Water:	Other, Private
Floors:	Carpet, Tile, Vinyl	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: N/A

Discover your lake and mountain escape at Cottage Club Ghost Lake. This brand-new 3-bedroom, 3-bathroom cottage offers over 1,410 sq. ft. of developed living space in one of Alberta's most sought-after gated recreational communities. Surrounded by Rocky Mountain views, lake access, beach areas, walking paths, environmental reserve, indoor pool, fitness center, boat launch, and year-round amenities, Cottage Club offers the perfect blend of recreation, privacy, and convenience — only 45 minutes from downtown Calgary. Inside, the thoughtfully designed layout features vaulted ceilings, an open-concept main living area, a cozy gas fireplace, quartz countertops, stainless steel appliances, a generous kitchen island, and a main-floor bedroom/flex room with full bathroom. Upstairs, the private primary retreat includes a walk-in closet and beautiful 5-piece ensuite, while the fully finished lower level adds a spacious family room, additional bedroom, full bathroom, laundry, and storage. Enjoy covered front and rear porches, mountain air, lake days, and peaceful evenings in a community built for every season. Currently at drywall stage, nearing completion. A rare opportunity to own a brand-new cottage in Cottage Club Ghost Lake — your year-round escape just outside the city.