



**32 Cottageclub Lane**  
**Rural Rocky View County, Alberta**

**MLS # A2311140**



**\$735,000**

<b>Division:</b>	Cottage Club at Ghost Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	945 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Other, Private
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 240
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	DC123
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	N/A		

Welcome to Cottage Club at Ghost Lake, a private gated community where every day feels like a getaway. Whether you're looking for a weekend retreat or a year-round escape, this lake community offers the perfect mix of relaxation, recreation, and mountain living. Enjoy private beach access, lakeside hammocks, sand volleyball courts, a community BBQ area, observatory, and a private boat launch with resident day-use docking. The recreation centre features an indoor pool, hot tub, indoor pickleball court, fitness facility, outdoor tennis courts, library, and a wood-fired pizza oven perfect for summer nights with friends and family. Plus, you're only 20 minutes from Kananaskis and endless outdoor adventures including hiking, skiing, fishing, and snowshoeing. Built by Exquisite Homes, this newly constructed 3-bedroom, 2.5-bathroom cottage offers over 1,400 square feet of beautifully designed living space. The bright open-concept main floor features a welcoming living room with a gas fireplace and a stylish chef's kitchen complete with quartz countertops, high-end stainless steel appliances, a gas range, and floor-to-ceiling cabinetry. A powder room and stacked laundry add convenience, while the front and back patios create the perfect spaces to relax outdoors. Upstairs, soaring open-to-below ceilings and sleek glass railings give the home a modern, airy feel. You'll find two spacious bedrooms, a full bathroom, and a versatile loft above the garage complete with its own private balcony — ideal for a home office, lounge area, or guest space. The fully finished basement is perfect for entertaining, featuring a large rec room, wet bar with a quartz island, a spacious third bedroom, another full bathroom, and plenty of storage. Situated on one of the largest developed lots in the community, this property offers exceptional space and privacy. Just

minutes from Cochrane, Canmore, Calgary, and the Rockies, this is more than a cottage &mdash; it&rsquo;s a lifestyle.