



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

MLS # A2315059



\$699,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	999 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Driveway, Garage Faces Front,		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Gentle Sloping, Low Ma		

Heating:	Electric, Fireplace(s), Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Full	LLD:	13-26-6-W5
Exterior:	Mixed	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recreation Facilities, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

This beautifully updated one-and-a-half story home sits on one of Phase 1's largest lots with unobstructed west-facing mountain views that overlook the ravine. Fresh paint and new flooring throughout create a move-in-ready space anchored by a central stone fireplace. The main level features two bedrooms, full bathroom, and open-concept living that flows onto an expansive wraparound deck. Upstairs, a lofted primary suite offers its own ensuite. The developed basement with 6-foot ceilings provides flexibility as a family room or additional bedroom. Over 1,500 square feet of living space, a freshly landscaped lot (5,401 sq ft), and a double detached garage with guest suite potential round out the property. Living at Cottageclub means access to resort-style amenities: boat launch, indoor pool, outdoor hot tub, tennis courts, gym, commercial kitchen, and wood-fired pizza oven. Located 30 minutes from Calgary and the Rockies, yet only 15 minutes to Cochrane, this is year-round lake living with mountain views and all the amenities you need.