



GRASSROOTS

REALTY GROUP

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**403 Cottageclub Grove
Rural Rocky View County, Alberta**

MLS # A2315691



\$688,000

Division: Cottage Club at Ghost Lake

Lot Size: 0.16 Acre

Lot Feat: -

By Town: Cochrane

LLD: 26-13-6-W5

Zoning: DC123

Water: Private

Sewer: -

Utilities: -

Some lots come along once. This one may never come again. Positioned at the very heart of the only waterfront block at Cottage Club Ghost Lake, this exceptional ~7,000 sq. ft. serviced lot delivers unobstructed, panoramic views of both the water and the mountains beyond, the kind of views that stop you mid-sentence. With direct waterfront exposure and no neighbours blocking your sightline, the scenery is yours from sunrise to last light. What truly sets this property apart is its rarity. Serviced waterfront lots at Ghost Lake are extraordinarily scarce, and this one sits centre-stage on the lake's premier stretch, arguably the finest address in the entire community. Cottage Club isn't just a lot, it's a fully realized lakeside lifestyle. Residents enjoy access to an impressive 11,000 sq. ft. recreation centre complete with a swimming pool, pickleball courts, a fully equipped gym, and commercial-grade kitchens ideal for entertaining family and friends. Step outside and the amenities continue: a private beach, a boat launch, and meticulously maintained private roads create a resort atmosphere that's entirely your own. A full-time, on-site caretaker ensures the community is always running at its best, so you can simply show up and enjoy. Whether you're envisioning a custom-built mountain retreat, a four-season getaway, or a legacy property to be passed down for generations, the foundation starts here, on the water, at the centre of it all. Opportunities like this don't wait. 403 Cottage Club Grove is the lot you've been watching for.