



GRASSROOTS
REALTY GROUP

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301 Cottageclub Green
Rural Rocky View County, Alberta

MLS # A2320466



\$945,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,181 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Additional Parking, Double Garage Detached, Driveway, Front Drive, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Close to Clubhouse, Cor		

Heating:	Electric, Forced Air	Water:	Shared Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Skylight(s), Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	NONE		

OPEN HOUSE SATURDAY JULY 25, 2-4PM! HOME SWEET HOME! Welcome to Cottage Club at Ghost Lake, where luxury meets adventure in one of Alberta's most sought-after year-round recreational communities. Bask in LAKESIDE LIVING ideally located just 10 minutes west of Cochrane and only 30 minutes from Calgary along the scenic Highway 1A. This fully finished home with a fully finished double garage (with a FINISHED BUNKIE) offers the perfect balance of lakeside living, mountain views, and modern comfort. Tucked away on the corner of a quiet cul-de-sac within this fully gated community, this exceptional home showcases the quality craftsmanship of Aura Quality Homes and is truly move-in ready. From the moment you step inside, you'll appreciate the attention to detail, custom built-ins, and unique Hemlock and Douglas Fir hardwood flooring. This home has a total of 2001sqft developed with 1148sqft above grade, 595sqft in basement and 258sqft in the bunkie above the garage. The heart of the home is the stunning chef-inspired kitchen, featuring custom cabinetry, granite countertops, stainless steel appliances, and a charming built-in banquette dining nook ideal for family gatherings and entertaining. The inviting living room is highlighted by a spectacular 19 foot floor-to-ceiling brick fireplace, creating a warm and welcoming atmosphere. Upstairs, you'll find two spacious bedrooms including the master retreat with a private balcony and a beautifully appointed full bathroom. The upgraded, fully developed lower level expands your living space with a large recreation room (with room to build a bedroom), full bathroom, laundry area, cedar-lined steam sauna, mechanical room, and ample storage. Soaring 9-foot ceilings throughout all levels enhance the home's open and airy feel. There are 2 large partially covered decks

(one out front and one in the back) and the Bunkie also has a private balcony. Adding even more versatility is the fully insulated 20' x 20' detached garage featuring a finished BUNKIE above complete with a powder room and additional storage, perfect for hosting guests. As a resident of Cottage Club, you'll enjoy exclusive access to an impressive array of amenities including private Ghost Lake access, a boat launch, sandy beach, clubhouse, indoor swimming pool, fitness center, library, commercial kitchen, tennis courts, beach volleyball, walking trails, and countless community activities, all included in the monthly fees. Whether you're searching for a full-time residence, weekend getaway, or family retreat, this remarkable property offers an unparalleled lifestyle in a truly unforgettable setting. MUST VIEW! Don't miss out on this rare opportunity!