



307 Cottageclub Green
Rural Rocky View County, Alberta

MLS # A2322234



\$679,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	683 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Golf Cart Garage, Gravel Driveway, Heated Garage, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Few Trees, Lawn, Views		

Heating:	Electric, Forced Air, Heat Pump	Water:	Private
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	13-26-6-W5
Exterior:	Composite Siding, Wood Frame	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: White Ikea Shelving unit located in storage area under lower level stairs, white Shoe rack located in entrance way, white Shoe shelving located in main entrance closet.

This one of a kind impressive build will captivate you with its exterior shape and design, interior layout, bunk house/casita and yard! Surrounded with a large deck and beautiful trees, it offers a private and peaceful feel. Located in a sought after location here in Cottage Club, located on a cul-de-sac street that is quiet and safe for the kids, this property is move in ready, perfect for summer fun! A property in this area does not come up often for sale, it wont last long! Not only do you get a spacious layout on main floor that has truly been designed to impress you, it offers a full finished basement, laundry room, bedroom with built in bunk beds which gives you over another 600 sq ft of space. The Golf Cart Garage is heated and the guest suite can be curated to something you like. You have to see this incredible build here in Cottage Club!