



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

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

MLS # A2328462



\$610,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,105 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.97 Acre		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape		

Heating:	Electric, Forced Air, Pellet Stove	Water:	Private
Floors:	Carpet, Hardwood	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Crawl Space	LLD:	13-26-6-W5
Exterior:	Composite Siding	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Shed, wood shelving in shed, wood bench in shed, white shelving in laundry room, fire mantel, shelving beside fire mantel, curtains

Welcome to 224 Cottageclub Crescent – Your Ultimate Lakeside & Mountain Property! Nestled in the prestigious, gated community of Cottage Club Ghost Lake, this stunning property perfectly blends modern comfort with cozy cottage charm. As you step inside, you are greeted by an abundance of natural light streaming through beautiful skylights and soaring vaulted ceilings, creating an open and airy atmosphere. The main floor features an inviting living room centered around a warm pellet stove—perfect for cozying up after a day on the water or the ski slopes. The seamlessly connected kitchen and spacious dining area make entertaining a breeze, while main floor laundry adds ultimate everyday convenience. Upstairs, you will find two bright and comfortable bedrooms offering a peaceful sanctuary. Beat the summer heat with full air conditioning, or step outside into your own private, beautifully landscaped yard—a rare oasis for outdoor dining, fires, and relaxation. Downstairs, the unique crawl space features 6ft ceilings and is partially finished, providing incredible bonus storage or a flexible workshop area. Located just 40 minutes from Calgary and the Rocky Mountains, Cottage Club offers year-round living with a massive 11,000 sq ft amenity centre, indoor pool, fitness facilities, private boat launch, and sandy beaches. Whether you are looking for a full-time residence, a weekend getaway, or an investment property, this home is a must-see!