



GRASSROOTS
REALTY GROUP

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**405 Ghost Lake Village
Ghost Lake, Alberta**

MLS # A2338281



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,651 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan, Skylight(s), Storage		

Inclusions: n/a

LAKE life at its best! Escape the city to the BEAUTIFUL SUMMER VILLAGE of GHOST LAKE. You will love this AMAZING almost 1,700 square foot home, perfect for a permanent residence or a relaxing getaway from the city. Residents enjoy private lake access, a boat launch, and the opportunity for permanent dock moorage. The main floor offers a large living room filled with natural light, a dining area, and a gourmet kitchen featuring GRANITE countertops, newer STAINLESS STEEL appliances including a professional grade "GAS range, NEW fridge (2 years old), ALL NEW HUNTER DOUGLAS BLINDS and TONS of counter space. The primary retreat features patio access and a private ENSUITE. Two additional bedrooms, a full bathroom, and laundry complete the main floor. This property is also equipped with the central vacuum system. The WALK UP basement offers plenty of natural light with a LARGE family room and REC space, 4th bedroom, and plenty of storage. The basement is complete with a pool table, bar area, and recently installed interior doors, making it the perfect space to entertain. Step outside to your spacious backyard oasis featuring a HOT TUB gravel pad, landscaped yard with Rundle rock, and a large FIRE PIT sitting area perfect for summer nights. The property also includes a garage and an expanded gravel driveway with room for two vehicles side by side. Many recent UPGRADES include: NEW roof, eaves, and downspouts (4.5 years old), NEW high efficiency Napoleon furnace (2 years old), radon mitigation system (2 years old), NEW washing machine (1 year old), updated paint throughout most of the upper level, and a SECOND septic tank increasing capacity from approximately 800 gallons to 2,500 gallons. Enjoy all the exclusive amenities GHOST LAKE Village has to offer including tennis courts, kids beach, and a 6 hole golf

course. Only 15 minutes from Cochrane, under 30 minutes from Calgary, and a short drive to the mountains. This is an incredible opportunity to enjoy LAKE living, you will not want to miss out!