



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

212 Cottageclub Crescent
Rural Rocky View County, Alberta

MLS # A2339673



\$749,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,074 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Level, Low Maintenance Landscaping		

Heating:	Pellet Stove, See Remarks	Water:	Private
Floors:	Carpet, Laminate, Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, High Ceilings, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Murphy Bed-Main House, Key Fob Bracelets for Recreation Centre, Firepit, Wood Storage Bin, Planters holding patio lights, Patio lights, Outdoor planters, TVs + Mounts (3), Accessory Building: Refrigerator, Stove (see remarks), Dishwasher, Microwave Hood Fan, Washer, Dryer, Window Coverings

Welcome to 212 Cottage Club Crescent — your opportunity to enjoy year-round lake living or have a weekend/summer home in the highly sought-after CottageClub community. Set on a pie-shaped lot, this charming property offers incredible flexibility with a beautifully updated main cottage and a professionally built accessory building completed in 2020. The main cottage has been recently updated and welcomes you with a bright front living room with a stunning vaulted ceiling and large windows making the space airy and bright. The open living area is perfect for relaxing or entertaining, while the kitchen was refreshed in 2023 with new countertops, appliances, and sink. A 4-piece bathroom completes the main level. Upstairs, the lofted design features two bedrooms, including a loft-style space that can be a third bedroom and is complete with a Murphy bed making this a great flex space. The loft offers access to a balcony deck where you can enjoy your morning coffee or evening sunsets as you take in the beautiful views of the lake and mountains. Framing the home, gorgeous architectural timbers highlight the covered front deck — an inviting space to enjoy the peaceful surroundings. The spacious lot offers exceptional outdoor space with an included fire pit and patio lights for those summer nights. Adding tremendous value is an accessory building completed in 2020 which is great for entertaining or storage. The CottageClub community offers an incredible lifestyle with a private beach, boat launch, recreation centre with indoor pool and outdoor hot tub, gym, library, sports courts, party room, playgrounds, and more — all just 20 minutes west of Cochrane. Come experience why so many people are choosing CottageClub for lake living year-round. Book your showing today!

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