



GRASSROOTS
REALTY GROUP

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334 Cottageclub Way
Rural Rocky View County, Alberta

MLS # A2343411



\$765,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,129 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Faces Rear, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Electric, Forced Air, Natural Gas, Wood	Water:	Private
Floors:	Granite, Hardwood	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Crawl Space	LLD:	13-26-6-W5
Exterior:	Composite Siding, Wood Frame	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Natural Woodwork		

Inclusions: N/A

Backing onto the ridge and situated on an exceptionally large lot, this CottageClub retreat offers privacy, space and incredible flexibility for mountain living. The inviting main floor features a bedroom, an open and comfortable living area, and a beautiful wood-burning fireplace creating the perfect cozy atmosphere after a day outdoors. The detached garage offers tandem parking for two vehicles, with a bunkhouse above providing versatile additional space for guests, family, a home office or a private getaway. The property also features an RV electrical hookup, making it ideal for those bringing recreational vehicles and outdoor toys. A partially finished crawl space with approximately 6 ft. ceilings provides excellent additional storage and utility space. The home is currently heated with electricity and also has a gas hookup, offering added flexibility for future use. Outside, the huge lot backs directly onto the ridge, creating a peaceful and private natural setting with plenty of room to relax, entertain and enjoy the outdoors. A rare CottageClub offering combining an oversized lot, ridge backing, wood-burning fireplace, main-floor bedroom, tandem garage, RV hookup, bunkhouse and substantial storage space. A property with room to enjoy now and flexibility for years to come.