



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

639 Cottageclub Bend
Rural Rocky View County, Alberta

MLS # A2344107



\$795,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	950 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	Private
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions:	N/A
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FULLY DEVELOPED WALKOUT BASEMENT | ESTIMATED COMPLETION NOVEMBER 1, 2026 Welcome to CottageClub at Ghost Lake, where thoughtful design meets an incredible four-season lake lifestyle. Crafted by a custom home builder, this brand-new home offers a bright, functional layout with quality finishes throughout. The main floor features a spacious open-concept sitting area, a beautifully designed kitchen with an oversized island, stone countertops, ample cabinetry and a walk-in pantry, plus a convenient powder room. French doors open to the large deck, creating a seamless connection to the outdoors. Upstairs, you’ll find a spacious primary bedroom retreat with a walk-in closet and ensuite, along with a versatile loft area that provides the perfect space for a home office, reading area or additional lounge. The fully developed walkout basement adds approximately 800 sq. ft. of additional developed living space, giving this home significantly more room to enjoy. The lower level features an additional bedroom, full bathroom, laundry, flex space and a large recreation room with direct walkout access to the outdoors. Enjoy CottageClub’s incredible amenities, including private lake access, sandy beaches, an indoor pool and hot tub, fitness centre, tennis and pickleball courts, playgrounds, walking paths and more. Just 45 minutes from Calgary and 10 minutes from Cochrane, this is an incredible opportunity to enjoy year-round lake living in one of the area’s most unique gated communities. Estimated completion November 1, 2026.