



GRASSROOTS
REALTY GROUP

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44 Cottageclub Lane
Rural Rocky View County, Alberta

MLS # A2348353



\$659,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,101 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Few Trees, Level, Low Maintenance Landscape, No Neighbours Behind, Rec		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recreation Facilities, See Remarks, Walk-In Closet(s)		

Inclusions: All furniture and art. The home is considered "turn-key" (exclusions: the two TVs and their entertainment stands)

This is 44 Cottageclub Lane — your fully furnished getaway at Ghost Lake! This 3-bedroom, 3-bathroom home is tucked inside the gated CottageClub community, where year-round recreation starts right outside your door. Bright, inviting and exceptionally well cared for, the home features soaring ceilings, loads of natural light and a warm, open living space made for weekends with family and friends. Upstairs, the spacious primary retreat occupies the top floor and includes its own private north-facing deck. The developed basement adds comfortable living space and plenty of storage for all your lake and mountain gear, while the sunny front porch is the perfect place to start the day with a coffee. Used sparingly as a second home, this property still has that new-home feel — and it comes FULLY FURNISHED, making it truly turn-key. But CottageClub is about more than the house. Residents enjoy a private boat launch onto Ghost Lake, a year-round indoor pool, outdoor hot tub and an incredible collection of community amenities — all for a low monthly fee. Boating, paddling, swimming, skating, relaxing or simply escaping the city — there's something to enjoy in every season. Pack your bags, grab your gear and start making weekends at the lake the best part of your week.