



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

505 Cottageclub Bay
Rural Rocky View County, Alberta

MLS # A2349907



\$649,900

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,098 sq.ft.	Age:	2019 (7 yrs old)
Beds:	1	Baths:	2
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Low Maintenance Lands		

Heating: Electric, Forced Air, Solar, Wood Stove

Water: Other

Floors: Vinyl Plank

Sewer: Septic Tank

Roof: Asphalt Shingle

Condo Fee: \$ 240

Basement: Full

LLD: -

Exterior: Cement Fiber Board

Zoning: DC123

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Vaulted Ceiling(s)

Inclusions: none

Welcome to Cottage Club at Ghost Lake, where every day feels like a getaway. Perfectly positioned just a short walk from the lake, beach, and community amenities, this bright and inviting cottage offers the ideal blend of comfort, recreation, and year-round enjoyment. Inside, soaring ceilings and expansive windows flood the home with natural light, creating a warm and welcoming atmosphere. The open-concept living space is anchored by featured fireplace and mantel custom fitted with a built-in wood stove with fan, providing both charm and comfort during cooler months. The loft-style primary retreat overlooks the main living area and features a spacious walk-in closet and private 3-piece ensuite bathroom. The thoughtfully added front three-season sunroom, offers a versatile space functioning beautifully as a boot room, sitting area, reading nook, or additional entertaining space, extending your enjoyment of the outdoors throughout much of the year. Step outside and enjoy both front and rear decks, including a spacious back deck that backs directly onto the tennis and pickleball courts and clubhouse, placing Cottage Club's exceptional amenities right at your doorstep. Adding significant value, the home is equipped with approximately \$20,000 in solar panels. Excess energy generated is credited back through the utility provider, helping offset electrical costs and improving overall efficiency. Whether you're searching for a full-time residence, weekend escape, or investment opportunity, this charming cottage offers an exceptional lifestyle in one of Alberta's premier recreational communities. Enjoy private lake access, sandy beaches, walking trails, a fitness centre, indoor pool, hot tub, sports courts, and endless opportunities for outdoor adventure—all surrounded by the stunning beauty of Ghost Lake and the Rocky Mountains. New Fridge

and Dishwasher, Washer/Dryer replaced 1 year ago