



THE
A-TEAM

**RE/MAX
FIRST**

407 COTTAGECLUB Grove, Rural Rocky View County H0H0H0

MLS® #: **A2095040** Area: **Cottage Club at Ghost Lake** Listing Date: **11/27/23** List Price: **\$579,999**
 Status: **Active** County: **Rocky View County** Change: **-\$20k, 14-May** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Rural Rocky View County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **5,662 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat:

Finished Floor Area

Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

174
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
Condo Fee: \$227		Title: Fee Simple Fee Freq: Monthly		Zoning: DC123	
Legal Desc:	1412822				

Remarks

Pub Rmks: **COTTAGE CLUB at GHOST LAKE - THIS LAKE FRONT LOT IS BACKING ONTO GHOST LAKE WITH NO OTHER HOMES BLOCKING YOUR LAKE AND MOUNTAIN VIEWS - DREAM HOME TO BE BUILT ON A 5,793 SQUARE FOOT LOT (REGISTERED SIZE) - GATED COMMUNITY - QUICK DRIVE FROM CALGARY - AWESOME WEEKEND GET AWAY - YEAR ROUND LIVING - WHY DRIVE HOURS AND SPEND \$100,000's MORE - Bring your own builder OR use one of the builders on site OR buy the lot and build whenever you are ready. ONCE YOU HAVE PURCHASED the lot (even though you have not built your dream home yet) you have access and can use all the awesome**

Cottage Club amenities that are included with your condo fees (only \$227/month). You will have unlimited access to the private sandy beach, lake swim area, private boat launch, fully equipped recreation center (with library, great hall/gymnasium, commercial kitchen, indoor swimming pool, change rooms, outdoor hot tub, weight room and more), outdoor pizza oven, play grounds, firepits, community garden, observatory, volleyball courts, tennis courts, pickle ball courts, green spaces, walking trails and much much more. Cottage Club is very close to Banff, Canmore, numerous Rocky Mountain ski resorts, golf resorts and hiking trails. 20 minutes to Cochrane's restaurants, stores and different amenities. Don't miss this reasonably priced lot at The Cottage Club at Ghost Lake!

Inclusions:

N/A

Property Listed By:

TREC The Real Estate Company

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







