



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7 COTTAGECLUB Lane #295, Rural Rocky View County T0L 1N0**

MLS® #: **A2109260**

Area: **Cottage Club at  
Ghost Lake**

Listing Date: **02/21/24**

List Price: **\$209,500**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Rural Rocky View**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**3,484 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**89**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

**Fee Simple**

Legal Desc:

Zoning:

**TBD**

Remarks

Pub Rmks:

**This lot is UNIQUE as it will allow for a rear side access garage location which increases the site design options significantly. Envision this: you can achieve great front curb appeal at the entry of the community for your dream cottage with front access parking for guests, as well as a tucked away cozy backyard/large deck for outdoor living experiences enclosed between your cottage sanctuary and garage development off the rear. Kanvi Homes has been in the industry designing and building custom homes for over 17 years in Edmonton. With a fully integrated architectural and interior design team, we have completed various designs and plans for various lots within Cottage Club, a couple of which are included as inspiration on the listing pictures. Be it a bungalow for a retirement vision or a two story for family and friends on the weekends and extended vacations, talk to us about purchasing the lot, or if you want, working with us to design your custom cottage, and**

also the process of executing on a build for you if you're looking for a complete solution! Financing options can be set up as well depending on your needs, rates and structure to be discussed. Photos are representative.

Inclusions:

N/A

Property Listed By:

Bode Platform Inc.

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

