



THE
A-TEAM

**RE/MAX
FIRST**

409 COTTAGECLUB Grove, Rural Rocky View County H0H0H0

MLS®#: **A2110469** Area: **Cottage Club at Ghost Lake** Listing Date: **03/10/24** List Price: **\$1,050,000**
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County** Finished Floor Area
Abv Sqft: **947**
Low Sqft:
Ttl Sqft: **947**
Year Built: **2016**
Lot Information
Lot Sz Ar: **5,662 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Close to Clubhouse,Cul-De-Sac,No Neighbours Behind,Irregular Lot,See Remarks,Views,Waterfront Double Garage Detached

DOM

70
Layout
Beds: **2 (1 1)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Parking

Ttl Park: **8**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Electric,Forced Air**
Sewer: **Septic Tank**
Ext Feat: **Balcony**

Construction:
Aluminum Siding ,Cement Fiber Board,Wood Frame
Flooring:
Carpet,Laminate
Water Source:
Other
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Granite Counters,High Ceilings,Open Floorplan,See Remarks,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`4" x 12`3"
Living Room	Main	15`0" x 14`2"
Porch - Enclosed	Main	13`0" x 4`6"
Family Room	Basement	20`2" x 17`9"
Bedroom	Basement	10`5" x 10`0"
3pc Ensuite bath	Main	
3pc Bathroom	Suite	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	14`2" x 7`2"
Balcony	Main	34`6" x 10`0"
Furnace/Utility Room	Basement	12`10" x 7`9"
Bedroom - Primary	Main	17`0" x 11`6"
2pc Bathroom	Main	
4pc Bathroom	Basement	

Condo Fee:
\$227

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC-123

Legal Desc: **1412822**

Remarks

Pub Rmks: **1 OF ONLY 11 HOMES AT "THE COTTAGE CLUB" BACKING ONTO GHOST LAKE WITH NO OTHER HOMES BLOCKING YOUR LAKE AND ROCKY MOUNTAIN VIEWS - GATED LAKE FRONT COMMUNITY - QUICK DRIVE FROM CALGARY - AWESOME WEEKEND GET AWAY - YEAR ROUND LIVING - WHY DRIVE HOURS AND SPEND \$100,000's MORE? - 3 BEDROOMS / 3 1/2 BATHROOMS (Home + Guest Suite Above Garage Combined) - JUST UNDER 2,000 SQ. FT. OF LIVING SPACE (Home + Guest Suite Above Garage Combined) - This upgraded year-round awesome "cabin" features the following: Enclosed porch, An open concept main floor with half bathroom, dining area, spacious kitchen with a stainless steel appliance package (fridge, stove top, double wall ovens and dishwasher), granite counter tops, lots of cabinets for storage, built-ins, an inviting great room with 18 foot vaulted ceilings, a motorized blind package and wood burning fire place with extensive floor to ceiling stone work integrated with an old wood mantle. Just off the living room you will find a 345 square foot multi-level balcony with glass railings and wood pergola that spans the whole back of the home, great for entertaining and BBQing with family and friends. The spa like master bedroom, walk through closet and 3-piece ensuite bath have their own lake and mountain views featured through a great sliding glass door, allowing for Los Angeles Inside/Outside living. Heading down to the walk-out basement you will notice a plentiful amount of natural light coming from awesome sliding glass doors and large picture like window, a 4-piece bathroom with a jetted soaker tub, a large family room, a murphy bed, a bedroom, a storage area, a washer/dryer and utility room. Heading to the front of the home at street level, the detached insulated and heated 2 car garage has an awesome guest suite above. The guest suite has approximately 245 square feet of extra living space with many windows, a sleeping area/bedroom, small kitchenette, a 3-piece bathroom and the guest suite is great for those unannounced friends or family members showing up. Included with your condo fees; you have unlimited access to the private sandy beach, private boat launch, fully equipped recreation center (with library, great hall/gym, commercial kitchen, indoor swimming pool, hot tubs, fitness room and more), outdoor pizza oven, observatory, hiking trails, volleyball courts, tennis court, pickle ball courts, green spaces and more. The Cottage Club is very close to world famous mountain hikes, golf courses, ski resorts, Banff and Canmore. 20-minute drive to Cochrane's many restaurants, stores and different amenities. Don't miss the home!**

Inclusions: **GUEST SUITE ABOVE GARAGE: Fridge (On The Way), Oven, Dishwasher, Built-Ins and All Window Coverings. HOME: Murphy Bed (Basement), Water Softener, Nu-Air System and Motorized Blinds (w/Control System).**

Property Listed By: **TREC The Real Estate Company**

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













