



THE
A-TEAM

**RE/MAX
FIRST**

403 COTTAGECLUB Grove, Rural Rocky View County T4C 1B1

MLS®#: **A2118141**

Area: **Cottage Club at
Ghost Lake**

Listing Date: **04/04/24**

List Price: **\$725,000**

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

Finished Floor Area

County

Abv Sqft:

0

Year Built:

0

Low Sqft:

Ttl Sqft:

Lot Information

Lot Sz Ar:

6,969 sqft

Lot Shape:

DOM

45

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

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: \$210		Title: Fee Simple Fee Freq: Monthly		Zoning: DC-123	
Legal Desc:	1412822		Remarks		

Pub Rmks:	Dreaming of that perfect VACATION spot? This is THE PERFECT parcel of land to build you and your families second/vacation home that sits directly off the beach! Yes, a PIECE of LAND that is WATERFRONT to one of Calgary's hidden gem communities just outside of the Cochrane area. Build your vacation home and enjoy waking up every morning to VIEWS of the LAKE (waterfront), Rocky Mountains, & Greenbelt. The Cottage Club Community at Ghost Lake offers unimaginable amenities where you and everyone in the family can enjoy. The amenities include indoor POOL & SPA, FITNESS room, SPORTS COURT, boat launch, picnic areas, walking/bike trails, Industrial kitchen + BBQ area, and the list goes on. Leave the stresses behind of owning a home out of province, and enjoy building the perfect home that will be only 45 mins from downtown Calgary and 15 minutes outside of Cochrane. *Luxury Vacation Home 405 CottageClub Grove is also for sale, built in 2018.
Inclusions:	N/A
Property Listed By:	RE/MAX House of Real Estate

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