



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**405 COTTAGECLUB Grove, Rural Rocky View County T4C 1B1**

MLS® #: **A2118211**

Area: **Cottage Club at  
Ghost Lake**

Listing Date: **04/02/24**

List Price: **\$1,395,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Rocky View**

Finished Floor Area

**County**

Abv Sqft:

**1,277**

**2018**

Low Sqft:

Ttl Sqft:

**1,277**

Lot Information

Lot Sz Ar:

**6,098 sqft**

Lot Shape:

DOM

**47**

Layout

Beds:

**3 (1 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Beach,Close to Clubhouse,Creek/River/Stream/Pond,Environmental Reserve,Lake,Low Maintenance Landscape,Greenbelt,Private,See Remarks,Treed,Waterfront Garage Door Opener,Insulated,Oversized,Parking Pad,See Remarks,Single Garage Detached**

Park Feat:

Utilities and Features

Roof: **Metal**

Heating: **Electric,Other**

Sewer: **Unknown**

Ext Feat: **Built-in Barbecue,Covered Courtyard,Fire Pit,Outdoor Shower,Private Yard**

Construction:

**Composite Siding,Metal Siding**

Flooring:

**Concrete,Vinyl Plank**

Water Source:

**See Remarks**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Range Hood,Refrigerator,See Remarks,Washer,Window Coverings,Wine Refrigerator**

Int Feat:

**Breakfast Bar,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters**

Utilities:

Room Information

Room

**Kitchen**

**Family Room**

**Laundry**

**Bedroom - Primary**

**Bedroom**

**4pc Ensuite bath**

Level

**Main**

**Main**

**Basement**

**Upper**

**Basement**

**Upper**

Dimensions

**14`3" x 12`7"**

**20`2" x 8`0"**

**7`3" x 7`1"**

**15`11" x 11`2"**

**13`5" x 11`9"**

**0`0" x 0`0"**

Room

**Living Room**

**Game Room**

**Loft**

**Bedroom**

**2pc Bathroom**

**3pc Bathroom**

Level

**Main**

**Basement**

**Upper**

**Basement**

**Main**

**Basement**

Dimensions

**16`2" x 15`9"**

**15`8" x 15`4"**

**14`11" x 11`0"**

**15`4" x 8`11"**

**0`0" x 0`0"**

**0`0" x 0`0"**

3pc Bathroom	Suite	0`0" x 0`0"	Legal/Tax/Financial
Condo Fee: \$210		Title: Fee Simple Fee Freq: Monthly	Zoning: DC-123
Legal Desc:	1412822	Remarks	
Pub Rmks:	This is an ALBERTA cottage, a HOME away from HOME, and ONLY 15 MINUTES from Cochrane. Ladies and gentleman, a lake home doesn't get any better than this! You can enjoy your time at "The LAKE HOUSE" every season of the year; go out on the weekends, holidays, birthday parties, and enjoy the entire summer without the hassle of driving 6hrs+, packing up the car, and arranging meals. Life just got EASIER, as you can enjoy the beautiful MOUNTAIN scenery, BEACH atmosphere, summer time feel without the distance. Welcome to The Cottage Club at Ghost Lake; a gated community surrounded by the Rocky Mountains, beach access, waterfront, environmental reserve, recreation access with indoor pool, Fitness centre, boat launch, and the list goes on. This is a magical atmosphere that lets you embark on the journey of loving to own a vacation home. This property sits on the one of the BEST WATERFRONT locations overlooking the beach and reserve pathways where all your day-to-day stresses in your life will just melt away. Step inside, this custom built, state of the art masterpiece, showcasing floor-to-ceiling windows, nano glass door system, enclosed glass porch with ceiling heater, unimaginable deck with built-in hot tub & fireable seating, a European gourmet kitchen and a zen infused primary retreat. The breathtaking scenery from the outdoor space transitions into a calming interior space featuring concrete flooring, natural stone feature wall with a linear gas fireplace and a neutral colour palette throughout the home. The main floor is illuminated by an open concept living space featuring a grand living room overlooking the scenic water & mountain views, an efficient high quality kitchen with quartz counters, custom lacquered cabinetry, built-in wall ovens, and wine fridge. An elevated back room makes for an ideal family room or office space. An open riser staircase takes you to a true oasis with views that come directly off a magazine! This master retreat boasts floor-ceiling windows, ample closet space & a 4 piece ensuite with tile surround steam and rain shower. The lower level is ideal for young teens and/or guests as it offers an open recreation/media room, two large bedrooms that are separated by a full bathroom, and a laundry room fully equipped with additional storage space and drying hanger. The oversized single detached garage is fully drywalled making it ideal for parking your seadoo, water toys, and vehicle. The garage is lofted above making this additional square footage ideal for guest accommodation, art studio, fitness or spa area. Residents of this community have access to a private boat launch, community indoor pool, tennis/sports courts, fully equipped gym room, library, industrial kitchen and outdoor BBQ spaces. If you have yet to come and see what all the fuss is about, you had better book your tour today. It's worth the drive to come and see this VACATION property! * 403 Cottageclub Grove (waterfront parcel of land) is for sale. Ideal to build your dream space		
Inclusions:	Outdoor BBQ, Hot Tub, Home Includes all indoor/outdoor furniture & decor.		
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**























