



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**447 COTTAGE CLUB Cove, Rural Rocky View County T4C 1B1**

MLS® #: **A2124419**

Area: **Cottage Club at  
Ghost Lake**

Listing Date: **04/16/24**

List Price: **\$1,225,000**

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**  
Year Built: **2019**

Lot Information

Lot Sz Ar: **7,362 sqft**  
Lot Shape:

Access:

Lot Feat: **Beach, Low Maintenance Landscape, Landscaped, Waterfront**  
Park Feat: **Double Garage Detached, Garage Faces Front, Gated, Insulated, Off Street, Oversized, Parking Pad, Unpaved**

DOM

**33**  
Layout  
Beds: **1 (1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace Insert, Geothermal**  
Sewer: **Holding Tank**  
Ext Feat: **Awning(s), Balcony, Basketball Court, Boat  
Slip, Fire Pit, Outdoor Grill, Tennis Court(s)**

Construction: **Cement Fiber Board, Wood Frame**  
Flooring: **Carpet, Tile, Vinyl Plank**  
Water Source: **Co-operative**  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open  
Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)**  
Utilities: **Cable at Lot Line, Other, Natural Gas at Lot Line, See Remarks**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>16`2" x 13`3"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`11" x 10`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`6" x 8`10"</b>	<b>Game Room</b>	<b>Lower</b>	<b>20`7" x 25`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`1" x 6`11"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>12`9" x 10`8"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>8`5" x 5`1"</b>
<b>Guest Suite</b>	<b>Second</b>	<b>18`2" x 14`0"</b>	<b>2pc Bathroom</b>	<b>Second</b>	<b>5`1" x 5`2"</b>

Condo Fee:  
**\$227**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC123**

Legal Desc: **1412822**

Remarks

Pub Rmks:

**Nestled within Cottage Club on the Ghost Dam, this property boasts a unique waterfront location in the community. Crafted by Braemyn Homes, this residence showcases impeccable custom design. It offers a level of craftsmanship and features that would be difficult to replicate at its current price point in today's market. Step through the covered porch and 3-season room, linking the double detached garage to the home's interior. The Great room features floor-to-ceiling windows, a captivating rock-faced wood burning heatilator fireplace, and panoramic views of the lake. Patio doors open to a deck, while a side entrance leads to the kitchen and basement. Custom power blinds adorn the windows throughout. The kitchen is a chef's delight with an induction stove, island, breakfast bar, ample cupboards, and a pantry. A flex room serves as a dining area on the main floor and there is a 3-Piece bathroom on the main. The master bedroom impresses with a vaulted ceiling, lake views, and private barn door closures for privacy and room darkeing for sleep.. A walk-in closet, luxurious ensuite with a spacious shower, private deck, and office complete the upper level. The fully finished basement boasts in-floor heating, laundry facilities, a full 4-piece bath, bar with fridge, and a recreational space. Additional accommodations are available in the Bunkie space above the garage, featuring a 2-piece bath. Enjoy a total of 1863.33 sq. ft. of living and entertaining space. The double insulated heated garage includes a laundry sink and heater. Slate pathways wind through the low-maintenance landscaping. There is lots of room to park your boat and the boat launch is 300 feet away. Geothermal heat, natural gas, and cable connections extend to the property line. Cottage Club amenities abound with an indoor swimming pool, hot tub, full gym, pickleball/volleyball area, outdoor barbecues, pizza ovens, fireplace, and wind-screened patio overlooking the lake. Tennis courts, Bocce ball, and horseshoe pits add to the recreational options. Please note that short-term rentals are not permitted.**

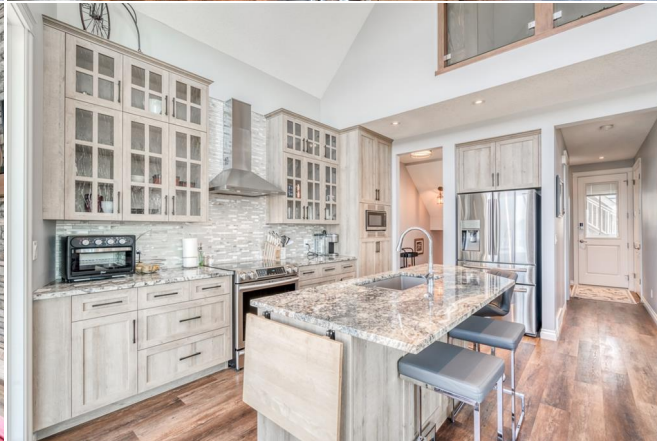
Inclusions:  
Property Listed By:

**Hide a bed**  
**Royal LePage Solutions**

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













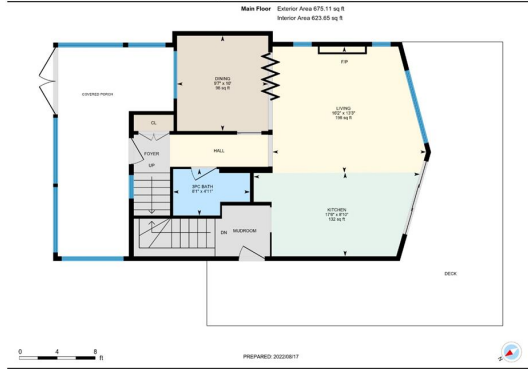








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