



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**423 COTTAGECLUB Cove, Rural Rocky View County T0L 1N0**

MLS® #: **A2126136**

Area: **Cottage Club at  
Ghost Lake**

Listing Date: **04/25/24**

List Price: **\$299,000**

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**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**5,227 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**24**

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

Condo Fee:

**\$227**

Title:

**Fee Simple**

Fee Freq:

**Monthly**

Zoning:

**DC-123**

Legal Desc:

**1412822**

Remarks

Pub Rmks:

**WELCOME TO LAKESIDE LIVING 30 MINUTES FROM CALGARY! This spectacular year-round gated community is the perfect spot to build your dream cottage to enjoy as a recreational property or as your primary residence. With over 5227 sq ft, this corner lot located on the Cove in Phase 3 offers endless building possibilities,**

walk-out potential and is one of the few remaining lots in the community. Buy and build now or enjoy the amazing amenities that this family-friendly community has to offer and build later. The community features a boat launch, beaches, tennis/volleyball/pickleball courts, playgrounds, community gardens and trails throughout. The large recreation centre overlooking the beaches and lake with stunning views of the Rocky Mountains is the perfect gathering spot for all community members and features an indoor pool, outdoor hot tub, fitness centre, great hall, commercial kitchen, and library. Outside you will find an outdoor pizza oven, BBQ's, hot tub, and wraparound patio providing a great place to entertain all your family and friends or join in for the community social events. An abundance of outdoor activities such as boating, fishing, swimming, kayaking, sailing and other water sports along with skating, snowshoeing, cross country skiing, ice fishing and ice sailing gives that outdoor enthusiast 4 seasons of fun. A 45-minute drive to Canmore offers plenty of hiking, biking, shopping, and restaurant options. WELCOME TO LAKELIFE and spend your weekends or live year-round in this vibrant close-knit community!

Inclusions:  
Property Listed By:

n/a  
CIR Realty

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









