



THE
A-TEAM

**RE/MAX
FIRST**

649 COTTAGECLUB Bend, Rural Rocky View County T4C1B1

MLS® #: **A2133905**

Area: **Cottage Club at
Ghost Lake**

Listing Date: **05/21/24**

List Price: **\$819,000**

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: **2024**

Lot Information

Lot Sz Ar: **4,849 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot,Sloped Down**
Park Feat: **Off Street**

Finished Floor Area
Abv Sqft: **1,126**
Low Sqft:
Ttl Sqft: **1,126**

DOM

35
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Holding Tank**
Ext Feat: **None**

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Vinyl Plank**
Water Source: **Private**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s)**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting**
Utilities:

Room Information

Room
Bedroom - Primary Level **Second** Dimensions **12`11" x 11`0"**
Bedroom Level **Basement** Dimensions **12`8" x 8`7"**
4pc Bathroom Level **Basement** Dimensions **8`7" x 4`11"**

Room
Bedroom Level **Basement** Dimensions **12`8" x 8`7"**
2pc Bathroom Level **Main** Dimensions **4`11" x 4`11"**
5pc Ensuite bath Level **Second** Dimensions **13`8" x 7`6"**

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$227

Fee Simple

DC123

Fee Freq:

Monthly

Legal Desc:

2111703

Remarks

Pub Rmks:

Located in the coveted new phase of CottageClub, this brand new 3-bedroom, 2.5-bathroom home by Braemyn Homes is a masterpiece of quality and attention to detail. Nestled on one of the exclusive walk-out lots, this property offers an unparalleled living experience with breathtaking views of the Rocky Mountains. From the moment you step inside, you'll be captivated by the meticulous craftsmanship and thoughtful design that defines this exceptional home. The open-concept living area is bathed in natural light, thanks to oversized windows that perfectly frame the stunning mountain vistas. The living room flows seamlessly into a state-of-the-art kitchen, complete with top-of-the-line stainless steel appliances, sleek quartz countertops, and a generous island that's perfect for both meal prep and casual dining. Upstairs, the master suite serves as a peaceful retreat with its spacious layout, luxurious ensuite bathroom, and ample walk-in closet. Two additional bedrooms provide plenty of space for family, guests, or a home office. The main bathroom features modern fixtures and finishes, ensuring comfort and style for everyone. One of the standout features of this home is the elevated deck, accessible from the main living area. Imagine sipping your morning coffee or hosting evening gatherings while enjoying the panoramic views of the Rockies. The walk-out basement offers additional living space and direct access to the backyard, making it ideal for entertaining or creating a private oasis. Set in the charming community of CottageClub, residents have access to a range of amenities, including a clubhouse, swimming pool, and private beach. This property not only promises an exceptional living experience but also a lifestyle of relaxation and luxury. Don't miss the opportunity to make this extraordinary home your own.

Inclusions:

Recreational Centre Wristbands

Property Listed By:

eXp Realty

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





