



THE
A-TEAM

**RE/MAX
FIRST**

38 COTTAGECLUB Lane, Rural Rocky View County T4C1B1

MLS® #: **A2136233** Area: **Cottage Club at Ghost Lake** Listing Date: **05/29/24** List Price: **\$689,900**
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** Finished Floor Area
Year Built: **2024** Abv Sqft: **946**
Lot Information Low Sqft:
Lot Sz Ar: **3,484 sqft** Ttl Sqft: **946**
Lot Shape:
Access:
Lot Feat: **Backs on to Park/Green Space, Private, Secluded**
Park Feat: **Off Street**

DOM

238
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **2 Storey**
Parking
Ttl Park: **4**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board, Stone, Wood Frame**
Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Tile, Vinyl**
Sewer: **Holding Tank** Water Source: **Other, Private**
Ext Feat: **Private Entrance** Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	14`0" x 15`8"	Kitchen	Main	17`7" x 13`6"
Bedroom	Main	8`3" x 9`2"	4pc Bathroom	Main	5`6" x 9`6"
Bedroom - Primary	Upper	14`9" x 13`2"	5pc Ensuite bath	Upper	9`0" x 9`6"
Walk-In Closet	Upper	7`8" x 9`6"	Family Room	Lower	12`7" x 15`0"
Other Bedroom	Lower	8`7" x 9`6"	4pc Bathroom	Lower	5`0" x 9`2"
Bedroom	Lower	10`3" x 10`6"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$227

Fee Simple
Fee Freq:
Monthly

DC123

Legal Desc: 2010713

Remarks

Pub Rmks: **Welcome to paradise! Nestled in the beautiful Alberta Foothills, a NEWLY BUILT home awaits you by Elite Edge Homes, a modern luxurious cottage boasting an inviting aura & unparalleled living experience with breathtaking views of the Rocky Mountains. This is your chance to own a property with elite workmanship at Cottage Club 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 brand new 3-bedroom, 3-bathroom home is a masterpiece of quality and attention to detail and features over 1410 square feet of developed living space. From the moment you step inside, you'll be captivated by the meticulous craftsmanship, thoughtful design and the quality that defines this elite home. The main level features a vaulted ceiling, an open-concept living area with a luxurious built-in gas fireplace, the room flows seamlessly into a state-of-the-art kitchen, complete with stainless steel appliances, sleek quartz countertops, and a generous island that's perfect for both meal prep and casual dining. This level also includes a stylish 4-piece bath and a bonus bedroom/flex room. The upper level includes a private primary bedroom which serves as a peaceful retreat with its spacious layout, luxurious 5-pc ensuite bathroom, and ample walk-in closet. The lower level is fully finished and is the perfect space to hang out. It features a large family room, an additional bedroom which provides plenty of space for family, guests, or a home office. and a 4-piece bathroom, laundry and plenty of storage. The exterior is just as impressive as the interior, featuring a private covered front and back porch - the perfect setting for a morning coffee or an evening of BBQing. All within the confines of a friendly community that values privacy and peace. Whether you're a family looking to lay down roots or simply seeking a cozy escape to call your own. Enjoy your time at the lake house every season of the year. Life just got easier, as you can enjoy the beautiful mountain scenery, beach atmosphere, summer time feel without the distance, only 45 minutes from downtown Calgary.**

Inclusions:
Property Listed By: **Recreational Centre Wristbands
Century 21 Bravo Realty**

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



