

48 COTTAGECLUB Lane, Rural Rocky View County T4C1B1

MLS®#:	A2136308	Area:	Cottage Club at	Listing	05/29/24	List Price: \$689,900
			Ghost Lake	Date:		
Status:	Active	County:	Rocky View County	Change:	None	Association: Fort McMurray



eral Information				DOM		
Туре:	Residential			248		
Туре:	Detached			Layout		
Town:	Rural Rocky View	Finished Floor Ar	<u>ea</u>	Beds:	3 (2 1)	
	County	Abv Sqft:	946	Baths:	3.0 (3 0)	
Built:	2024	Low Sqft:		Style:	2 Storey	
<u>nformation</u>		Ttl Sqft:	946			
Sz Ar: Shape:	3,484 sqft			<u>Parking</u> Ttl Park: Garage Sz:	4	
ess:				Garage 52.		
eat:	Backs on to Park/G	reen Space,Privat	e,Secluded			
Feat:	Off Street					

Utilities and Features

Heating: I Sewer: I	Asphalt Shingle Forced Air,Natural Gas Holding Tank Private Entrance		Construction: Cement Fiber Board,Stor Flooring: Carpet,Tile,Vinyl Water Source: Other,Private Fnd/Bsmt: Poured Concrete	ne,Wood Frame	
Kitchen Appl: Int Feat: Utilities:	· · ·	Gas Stove,Refrigerator,Washer nen Island,Open Floorplan,Quartz Cou	Inters,Recessed Lighting,Vinyl Win Room Information	dows	
Room Great Room Bedroom Bedroom - Prima Walk-In Closet Laundry Bedroom	<u>Level</u> Main Main ry Upper Upper Lower Lower	Dimensions 14`0" x 15`8" 8`3" x 9`2" 14`9" x 13`2" 7`8" x 9`6" 2`6" x 6`8" 10`3" x 10`6"	<u>Room</u> Kitchen 4pc Bathroom 5pc Ensuite bath Family Room 4pc Bathroom	<u>Level</u> Main Main Upper Lower Lower	Dimensions 17`7" x 13`6" 5`6" x 9`6" 9`0" x 9`6" 12`7" x 15`0" 5`0" x 9`2"
	Longi		Legal/Tax/Financial		
Condo Fee:		Title:		Zoning:	

\$227		Fee Simple Fee Freq: Monthly		DC123
Legal Desc:	2010713	Rema	arks	
Pub Rmks: Inclusions: Property Listed By:	inviting aura & unparalleled I Cottage Club Ghost Lake; a ga pool, Fitness centre, boat lau brand new 3-bedroom, 3-bath moment you step inside, you features a vaulted ceiling, an with stainless steel appliance 4-piece bath and a bonus bed luxurious 5-pc ensuite bathro additional bedroom which pro as impressive as the interior, confines of a friendly commun Enjoy your time at the lake ho	iving experience with breathtaking vie ated community surrounded by the Ro inch, and the list goes on. This is a ma- proom home is a masterpiece of qualit "Il be captivated by the meticulous cra open-concept living area with a luxur es, sleek quartz countertops, and a ger froom/flex room. The upper level inclu- toom, and ample walk-in closet. The low ovides plenty of space for family, guess featuring a private covered front and nity that values privacy and peace. Who ouse every season of the year. Life jus by 45 minutes from downtown Calgary.	ews of the Rocky Mountains. bocky Mountains, beach access gical atmosphere that lets yo y and attention to detail and ftsmanship, thoughtful desig ious built-in gas fireplace, th nerous island that's perfect f des a private primary bedroo yer level is fully finished and sts, or a home office. and a 4- back porch - the perfect set nether you're a family looking st got easier, as you can enjo	bu by Elite Edge Homes, a modern luxurious cottage boasting an This is your chance to own a property with elite workmanship at s, waterfront, environmental reserve, recreation access with indoor ou embark on the journey of loving to own a vacation home. This features over 1410 square feet of developed living space. From the gn and the quality that defines this elite home. The main level he room flows seamlessly into a state-of-the-art kitchen, complete for both meal prep and casual dining. This level also includes a stylish om which serves as a peaceful retreat with its spacious layout, is the perfect space to hang out. It features a large family room, an epiece bathroom, laundry and plenty of storage. The exterior is just ting for a morning coffee or an evening of BBQing. All within the g to lay down roots or simply seeking a cozy escape to call your own. y the beautiful mountain scenery, beach atmosphere, summer time

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







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