



THE
A-TEAM

**RE/MAX
FIRST**

216 COTTAGECLUB Crescent, Rural Rocky View County T4C 1C3

MLS@#: **A2160225** Area: **Cottage Club at Ghost Lake** Listing Date: **08/24/24** List Price: **\$949,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Rocky View County**
 City/Town: **2022**
 Year Built: **2022**
 Lot Information
 Lot Sz Ar: **5,227 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Close to Clubhouse**
 Park Feat: **Oversized, Single Garage Detached**

Finished Floor Area
 Abv Sqft: **1,991**
 Low Sqft:
 Ttl Sqft: **1,991**

DOM

25
Layout
 Beds: **4 (1 3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **8**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor, Hot Water**
 Sewer: **Septic Tank**
 Ext Feat: **Other, Private Yard, Storage**

Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source: **Well**
 Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Other**
 Int Feat: **Kitchen Island, Open Floorplan, Storage, Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`7"	Kitchen	Main	10`3" x 20`0"
Living Room	Main	15`4" x 15`8"	4pc Bathroom	Second	6`8" x 9`1"
Family Room	Second	11`11" x 10`3"	Bedroom - Primary	Second	15`4" x 15`8"
3pc Bathroom	Basement	4`11" x 9`9"	Dinette	Basement	5`6" x 7`9"
Bedroom	Basement	10`9" x 10`1"	Bedroom	Basement	13`2" x 10`1"

Game Room
Furnace/Utility Room
Bedroom
Living Room

Basement
Basement
Suite
Suite

18`11" x 16`3"
9`5" x 6`5"
12`9" x 12`0"
16`2" x 16`5"

Storage
4pc Ensuite bath
Kitchen

Basement
Suite
Suite

6`0" x 12`1"
8`1" x 5`10"
7`0" x 11`8"

Legal/Tax/Financial

Condo Fee:
\$227

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-1

Legal Desc: **0914699**

Remarks

Pub Rmks: **Welcome to the beautiful gated LAKE community of Cottage Club at Ghost Lake! Come relax and escape from the hustle and bustle of the busy lifestyle. Enjoy LAKE access, a boat launch, private BEACH area, playgrounds, indoor swimming pool, tennis, volleyball, BBQ area, and more! You will love this beautiful home with VAULTED ceilings and in flooring heating for all of the house and garage. There is a large front VERANDA for your enjoyment. The main level features a gourmet kitchen with QUARTZ countertops, an ISLAND, and STAINLESS STEEL appliances overlooking the living room with a pellet stove. The patio doors lead to your large yard and DECK. Upstairs you will find the primary bedroom, full bathroom, and a LOFT/BONUS room. The basement is extended under both decks with epoxy floors and fully FINISHED with a large living room, kitchenette, 2 more bedrooms, and another full bathroom. The oversized heated GARAGE comes complete with a workspace and a developed living quarter above the garage with a living room, kitchen, bedroom, and full bathroom. ICF block foundation for the house and garage. Enjoy the lake lifestyle so close to Calgary, Cochrane, and Canmore!**

Inclusions: **Dishwasher, refrigerators x3, stove, microwave hood fan, garage w/o controls**

Property Listed By: **RE/MAX Real Estate (Central)**

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