



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**621 COTTAGECLUB Bend, Rural Rocky View County T4C1B1**

MLS®#: **A2160242**      Area: **Cottage Club at Ghost Lake**      Listing Date: **08/24/24**      List Price: **\$575,000**  
 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 County**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **6,246 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area

Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**25**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$227**      Title: **Fee Simple**      Zoning: **DC123**  
 Fee Freq: **Monthly**

Legal Desc: **2111703**

Remarks

Pub Rmks:

**Nestled in the serene community of CottageClub Ghost Lake, this rare walk-out lot offers unparalleled South Lake and mountain views. A true gem for those seeking both tranquility and outdoor adventure, this piece of paradise is perfect for investors, families, and the lucky few who wish to escape the hustle and bustle of city life without sacrificing modern conveniences. Imagine waking up to the breathtaking views of the sun rising over the lush mountains and shimmering lake. Whether you're envisioning a cozy family retreat or a lucrative investment property, this lot provides the perfect canvas to turn your dreams into reality. Located just a short drive from Calgary, CottageClub Ghost Lake is a haven for outdoor enthusiasts. Enjoy access to a pristine lake, perfect for kayaking, fishing, or simply soaking up the sun. Nearby walking trails offer endless opportunities for hiking and exploring nature's finest, while the vibrant community provides a sense of belonging and peace of mind. The unique walk-out design of this lot allows for creative architectural possibilities, giving you the freedom to craft a home that's as beautiful as its surroundings. With breathtaking views, ample space, and unmatched potential, this property is not just a place to live—it's a lifestyle waiting to be embraced. Don't miss out on this rare opportunity to own a slice of paradise at CottageClub Ghost Lake. Whether you're an investor looking to broaden your portfolio or a family seeking a forever home, this lot promises to deliver both beauty and immense value. Start writing your next chapter here and experience the best of lakeside living.**

Inclusions:

**Recreational wristbands**

Property Listed By:

**eXp Realty**

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