

**Kitchen
Bedroom**

**Suite
Suite**

**10`2" x 14`2"
12`7" x 7`10"**

**Living Room
3pc Bathroom**
Legal/Tax/Financial

**Suite
Suite**

**9`9" x 12`2"
6`8" x 5`6"**

Condo Fee:
\$227

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC123

Legal Desc: **1111762**

Remarks

Pub Rmks: **All season "Lake House", minutes from Cochrane. Enjoy the beautiful mountain scenery and summer time vibes while being a short distance from amenities. Built with exquisite standards, meticulous craftsmanship and extensive upgrades provide a luxurious yet cozy feel. Cedar and timber accents on the exterior along with Hardie board siding speak to the quality of materials chosen to give a relaxing mountain cabin feel. A neutral colour palette throughout the home is sophisticated and soothing. Matte black fixtures add a touch of modern design. The main floor is illuminated by an open concept living space featuring a grand living room with 19ft ceiling, stone faced gas fireplace and large west and south facing windows that welcome you with an abundance of sunlight. High quality kitchen with quartz counters, custom soft close cabinetry, coffee bar and stainless steel appliances. The thoughtful design includes storage on the island beneath the breakfast bar as well as under the window seat in the dining room. Luxury wide, vinyl plank, heated floors tie in the natural ambience of the main floor. An outline of mountains on the staircase compliments the serene beauty outdoors. West facing views from the large bedroom upstairs will have you admiring the Rockies in the distance. Finished basement with a second bedroom adds space for family or friends. Also downstairs is a primary retreat with frosted privacy windows, walk in closet and tranquil 4pc bathroom boasting a massive tile shower, dual sinks and heated floors. Experience year-round comfort with air conditioning throughout the home. The details don't stop there! Additional features include; speakers complete with receiver, water softener, tankless hot water, radon mitigation venting, sump pump and workshop. Need extra space? The studio loft above the garage has a kitchen, 3pc bathroom and open living space for you to use how it may suit you best. Outside, an east facing covered deck offers shade, relaxation and gas bbq hook up. The double detached garage is insulated and has a gas heater. Warm west facing covered deck beckons for lazy afternoons or an impressive entertaining space with a live edge wood bar. The low-maintenance yard is landscaped to keep the modern natural feel flowing. With convenient access to both Calgary and Canmore, you'll enjoy the best of both worlds. Residents have access to the Clubhouse, Pool, Fitness Centre, Library, Commercial Kitchen, Outdoor Cooking Area, Tennis/Pickleball Courts, Beach Volleyball, Private Boat Launch, Beach Access, maintained Walking Pathways, and Stargazing Facility!!! This is a PRESTIGIOUS Community where you can swim, paddleboard, windsurf, canoe, kayak, boat, Fish or relax on the private beach. In wintertime you can enjoy activities such as Skating, Ice fishing or playing Shinny with the neighbours. Charm that can speak to your soul. Don't miss out on this opportunity to your dream retreat at Cottage Club Ghost Lake.**

Inclusions: **Refrigerator (1-home & 1-garage studio loft), Electric range (garage studio loft), dishwasher, microwave, range hood, gas range, washer, dryer, window coverings, Central AC, Garage Door opener, Garage controls, Electric fireplace and stereo receiver for wired in speakers.**

Property Listed By: **RE/MAX West Real Estate**

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











