

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

MLS®#: **A2165850** Area: **Cottage Club at Ghost Lake** Listing Date: **09/14/24** List Price: **\$799,000**  
 Status: **Active** County: **Rocky View County** Change: **-\$20k, 18-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Rural Rocky View County**  
 City/Town: **Rocky View County**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **4,849 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Backs on to Park/Green Space,Sloped Down**  
 Park Feat: **Off Street**

DOM

**69**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **1 and Half Storey**  
Parking  
 Ttl Park: **4**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**  
 Sewer: **Holding Tank** Water Source: **Private**  
 Ext Feat: **Gas Grill** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Oven,Induction Cooktop,Microwave**  
 Int Feat: **Breakfast Bar,Kitchen Island,Quartz Counters,Recreation Facilities**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	12`11" x 11`0"	Bedroom	Basement	12`8" x 8`7"
Bedroom	Basement	12`8" x 8`7"	2pc Bathroom	Main	4`11" x 4`11"
4pc Bathroom	Basement	8`7" x 4`11"	5pc Ensuite bath	Second	13`8" x 7`8"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$227

Fee Simple

DC123

Fee Freq:

Monthly

Legal Desc:

2111703

Remarks

Pub Rmks:

Located in the coveted new phase of CottageClub, this brand new 3-bedroom, 2.5-bathroom home by Braemyn Homes is a masterpiece of quality and attention to detail. Nestled on one of the exclusive walkout lots, this property offers an unparalleled living experience with breathtaking views of the Rocky Mountains. From the moment you step inside, you'll be captivated by the meticulous craftsmanship and thoughtful design that defines this exceptional home. The open-concept living area is bathed in natural light, thanks to oversized windows that perfectly frame the stunning mountain vistas. The living room flows seamlessly into a state-of-the-art kitchen, complete with top-of-the-line stainless steel appliances, sleek quartz countertops, and a generous island that's perfect for both meal prep and casual dining. Upstairs, the master suite serves as a peaceful retreat with its spacious layout, luxurious ensuite bathroom, and ample walk-in closet. Two additional bedrooms provide plenty of space for family, guests, or a home office. The main bathroom features modern fixtures and finishes, ensuring comfort and style for everyone. One of the standout features of this home is the elevated deck, accessible from the main living area. Imagine sipping your morning coffee or hosting evening gatherings while enjoying the panoramic views of the Rockies. The walk-out basement offers additional living space and direct access to the backyard, making it ideal for entertaining or creating a private oasis. Set in the charming community of CottageClub, residents have access to a range of amenities, including a clubhouse, swimming pool, and private beach. This property not only promises an exceptional living experience but also a lifestyle of relaxation and luxury. Don't miss the opportunity to make this extraordinary home your own.

Inclusions:

recreational centre wristbands.

Property Listed By:

eXp Realty

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











