



THE
A-TEAM

**RE/MAX
FIRST**

423 COTTAGECLUB Cove, Rural Rocky View County T4C 1B1

MLS®#: **A2166083**

Area: **Cottage Club at
Ghost Lake**

Listing Date: **09/25/24**

List Price: **\$309,900**

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

Year Built:

0

Lot Information

Lot Sz Ar:

5,227 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Accessible to Major Traffic Route,Paved Lane,Paved Road,Private
Back Yard,Close to Clubhouse,Corner Lot,Lake,Front Yard,Open Lot,Views**

DOM

56

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

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Condo Fee:

\$227

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

DC-123

Legal Desc:

1412822

Remarks

Pub Rmks:

*****LAST ONE*** 5227 Sq. Ft. CORNER LOT is located in a Quiet Location on the Cove in Phase 3, + Close to the Lake, with Views of Wildcat Hills, At Elevation of the Rockies + Lake Views (click on the 3D PANORAMIC DRONE FOOTAGE!!!), + all the heavy Lifting such as Building Design + approval is already completed. This SELLER will PREPAY CONDO FEES, + PROPERTY TAXES FOR 24 MONTHS, what a DEAL!!! Stunning 1932 Sq. Ft. of Developable Living Space potential in this 1 1/2 Story HOME Design (created by DUNN DESIGN) with a Double Detached Garage + RV Parking on the side with a Modern Farmhouse Design or Build your own Cassa + a FULL WALK-UP Basement added. LUXURIOUS potential abounds if you Build as designed with all the Drawings included starting with STUNNING CURB Appeal, The covered Veranda boasts 272 Sq. Ft. leads into a Spacious GREAT room w/Vaulted Ceilings, GORGEOUS KITCHEN, Hidden Walk-in Pantry, Floor to Ceiling Stone Fireplace, Spacious Dining area, leads to the rear 348 Sq. Ft. Covered DECK with Views, + a 1/2 bath complete the main floor. Up the Open Riser stairs lead to an INCREDIBLE Primary Bedroom w/A HUGE WALK-IN Closet, and a Beautiful EN-SUITE, 2nd bedroom or Office finish out the upper floor. Downstairs the Fully Developed Basement can be completed with 2 additional bedrooms w/Walk-In Closet in the one, a 3 pc bath, a Spacious Laundry room, a Rec room, + Storage rooms, w/In-Floor Heat. No question this can move things along quickly whether you build it as it is designed or use + modify your creation. There is No Doubt this will be a very special place. 30 Minutes to Calgary, + 45 Minutes to Canmore offers plenty of hiking, biking, shopping, and restaurant options. This spectacular year-round GATED community is the perfect LOCATION to build your dream cottage to enjoy as a RECREATIONAL property or as your PRIMARY residence w/a WALK-UP potential and is one of the few lots left. The community features an Excellent Boat Launch, Beaches, Tennis/Volleyball/Pickleball courts, Playgrounds, Community gardens and Trails throughout. The large RECREATION CENTRE overlooking the beaches and lake with stunning views of the Rocky Mountains is the perfect gathering spot for all community members and features an INDOOR POOL OUTDOOR HOT TUB, FITNESS Centre, Great Hall, Commercial Kitchen, and a Library. Outside you will find an Outdoor Pizza Oven, BBQs, Hot Tub, and wraparound patio providing a great place to entertain all your family and friends or join in for the community social events. An abundance of outdoor activities such as boating, fishing, swimming, kayaking, sailing, and other water sports along with skating, snowshoeing, cross-country skiing, ice fishing, and ice sailing gives that outdoor enthusiast 4 seasons of fun. WELCOME TO LAKE LIFE and spend your weekends or live year-round in this vibrant close-knit community! Awesome OPPORTUNITY!!! Call your Agent for all the details.**

Inclusions:

Architectural Control Information, Condo Docs, Magnetic Bracelets for entry, Renderings, Survey Report

Property Listed By:

RE/MAX House of Real Estate

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









