



THE
A-TEAM

**RE/MAX
FIRST**

22 COTTAGECLUB Lane, Rural Rocky View County T0L 1N0

MLS®#: **A2169291** Area: **Cottage Club at Ghost Lake** Listing Date: **10/23/24** List Price: **\$698,000**
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Recreational**
City/Town: **Rural Rocky View County** Finished Floor Area
Year Built: **2024** Abv Sqft: **950**
Low Sqft:
Ttl Sqft: **950**
Lot Information
Lot Sz Ar: **3,694 sqft**
Lot Shape:
Access:
Lot Feat: **Close to Clubhouse,Rectangular Lot,See Remarks**
Park Feat: **Double Garage Detached,Driveway**

DOM

59
Layout
Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Cement Fiber Board,Concrete,Stone,Wood**
Heating: **Fireplace(s),Forced Air,Natural Gas** **Frame**
Sewer: **Septic Tank** Flooring: **Carpet,Tile,Vinyl Plank**
Ext Feat: **BBQ gas line** Water Source: **Other,Private**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer**
Int Feat: **Built-in Features,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Vinyl Windows,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Game Room	Basement	17`2" x 12`2"	Bedroom	Basement	10`8" x 9`0"
4pc Bathroom	Basement	5`0" x 8`0"	Bedroom	Second	10`3" x 10`0"
Bedroom	Second	10`3" x 10`0"	4pc Bathroom	Second	8`0" x 5`0"
Living Room	Main	18`1" x 11`3"	2pc Bathroom	Main	4`7" x 6`8"
Kitchen	Main	14`3" x 13`7"			

Legal/Tax/Financial

Condo Fee:
\$227

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC123

Legal Desc: **2010713**

Remarks

Pub Rmks: **Why drive all the way to BC when you can secure your dream vacation home, complete with luxurious amenities, just 40 minutes west of Calgary? Welcome to the exclusive gated community of Cottage Club Ghost Lake, where you can enjoy private beach access, hammock structures dotting the shoreline, BBQ facilities, sand volleyball courts, an observatory, a private boat launch, and day-use docking for residents. The community recreation facility features an indoor pool, hot tub, fitness room, tennis courts, and even a library. Other delightful amenities include an enclosed outdoor patio with a BBQ, a wood-fired pizza oven, and a dining area overlooking the lake—ideal for memorable family dinners. If you love the outdoors, you're in for a treat—only 20 minutes away from Kananaskis, you'll have access to over 4,000 km² of stunning mountains and foothills, perfect for year-round adventures like hiking, fishing, camping, snowshoeing, and skiing at Nakiska Ski Resort. Presenting a newly built luxury vacation cottage by Exquisite Homes, this 3-bedroom, 2.5-bathroom gem showcases exceptional craftsmanship and meticulous attention to detail across over 1,400 square feet of developed living space. The main level offers an inviting open-concept living room with a Montigo linear built-in gas fireplace, a chef's dream kitchen complete with quartz countertops, a gas range, a spacious island, and floor-to-ceiling cabinets paired with high-end stainless steel appliances. Completing this level is a convenient 2-piece powder room and stacked laundry. Outside, enjoy both front and back patios for serene relaxation. Upstairs, you'll be greeted by elegant tall glass railings and an open-to-below concept that enhances the home's sophistication. This level features two generous bedrooms and a beautifully appointed 4-piece bathroom. The fully finished basement is perfect for family gatherings, boasting a large recreation room that can double as a theater, a wet bar with a long quartz countertop island, an additional spacious bedroom, a utility room, and another 4-piece bathroom. Whether you're seeking a retirement retreat or a vacation getaway, this home will surely impress. With breathtaking views of the Rocky Mountains and unparalleled luxury living, this cottage is the ideal sanctuary for all ages. Conveniently located near Cochrane, Calgary, Kananaskis, and Canmore, don't miss your chance to make this Exquisite home your own!**

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

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



