

22 COTTAGECLUB Lane, Rural Rocky View County TOL 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: Sub Type: City/Town: Year Built: Lot Information Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	Residential Recreational Rural Rocky View County 2024 3,694 sqft Close to Clubhouse, Double Garage Deta Utilities and Featur		950 950 Remarks	DOM 164 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	3 (2 1) 2.5 (2 1) 2 Storey 4 2
Roof: Heating: Sewer: Ext Feat: Kitchen Appl: Int Feat: Utilities:	Asphalt Shingle Fireplace(s),Forced Air,Natural Gas Septic Tank BBQ gas line Dishwasher,Dryer,Gas Stove,R Built-in Features,Low Flow Plu Windows,Wet Bar	Construction: Brick,Cement Fiber Board,Concrete,Stone,Wood Frame Flooring: Carpet,Tile,Vinyl Plank Water Source: Other,Private Fnd/Bsmt: Poured Concrete Refrigerator,Washer Imbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Vinyl Room Information					
<u>Room</u> Game Room 4pc Bathroom Bedroom Living Room Kitchen	<u>Level</u> Basement Basement Second Main Main	Dimensions 17`2" x 12`2" 5`0" x 8`0" 10`3" x 10`0" 18`1" x 11`3" 14`3" x 13`7"	<u>Room</u> Bedroor Bedroor 4pc Bat 2pc Bat Legal/Tax/Financia	n hroom hroom	<u>Level</u> Basement Second Second Main	10` 10` 8`0	nensions 8" x 9' 0" 3" x 10' 0" " x 5` 0" " x 6` 8"

Condo Fee: \$227	F	Title: Fee Simple Fee Freq: Monthly	Zoning: DC123	
Legal Desc:	2010713	Remarks		
Pub Rmks: Inclusions: Property Listed By:	exclusive gated community of Co volleyball courts, an observatory, fitness room, tennis courts, and e overlooking the lake—ideal for me to over 4,000 km ² of stunning mo Resort. Presenting a newly built I meticulous attention to detail acr linear built-in gas fireplace, a che end stainless steel appliances. Co relaxation. Upstairs, you'll be gre generous bedrooms and a beautif that can double as a theater, a we Whether you're seeking a retirem	Attage Club Ghost Lake, where you can enjoy pr a private boat launch, and day-use docking for even a library. Other delightful amenities include memorable family dinners. If you love the outdoor ountains and foothills, perfect for year-round and luxury vacation cottage by Exquisite Homes, the ross over 1,400 square feet of developed living ef's dream kitchen complete with quartz counter completing this level is a convenient 2-piece powe eeted by elegant tall glass railings and an open ifully appointed 4-piece bathroom. The fully fini- vet bar with a long quartz countertop island, an nent retreat or a vacation getaway, this home wo bottage is the ideal sanctuary for all ages. Conver-	perpeter with luxurious amenities, just 40 minutes west of Calga ivate beach access, hammock structures dotting the shoreline, or residents. The community recreation facility features an indo- de an enclosed outdoor patio with a BBQ, a wood-fired pizza over ors, you're in for a treat—only 20 minutes away from Kananaski dventures like hiking, fishing, camping, snowshoeing, and skiin is 3-bedroom, 2.5-bathroom gem showcases exceptional crafts space. The main level offers an inviting open-concept living ro- ertops, a gas range, a spacious island, and floor-to-ceiling cabin wder room and stacked laundry. Outside, enjoy both front and k to-to-below concept that enhances the home's sophistication. Th ished basement is perfect for family gatherings, boasting a larg additional spacious bedroom, a utility room, and another 4-pie will surely impress. With breathtaking views of the Rocky Moun eniently located near Cochrane, Calgary, Kananaskis, and Canm	BBQ facilities, sand or pool, hot tub, en, and a dining area is, you'll have access g at Nakiska Ski manship and om with a Montigo nets paired with high- back patios for serene is level features two ge recreation room acc bathroom. tains and

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Kitchen





UPPER FLOOR PLAN









