



THE
A-TEAM

**RE/MAX
FIRST**

105 COTTAGECLUB Drive, Rural Rocky View County T4C1B1

MLS® #: **A2175124** Area: **Cottage Club at Ghost Lake** Listing Date: **10/24/24** List Price: **\$639,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,426 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Off Street**

Finished Floor Area
 Abv Sqft: **826**
 Low Sqft:
 Ttl Sqft: **826**

DOM

58
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **Bungalow**

Parking

Ttl Park: **6**
 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: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Dishwasher, Microwave**
 Int Feat: **Breakfast Bar, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`4" x 12`3"	3pc Ensuite bath	Main	9`4" x 5`11"
2pc Bathroom	Main	5`11" x 4`11"			

Legal/Tax/Financial

Condo Fee: **\$227** Title: **Fee Simple** Zoning: **DC123**

Fee Freq:
Monthly

Legal Desc: **2111703**

Remarks

Pub Rmks: **Discover your dream retreat at CottageClub Ghost Lake with this charming 1-bedroom, 1.5-bathroom bungalow, offering the perfect blend of luxury and nature. Option to add FURTHER BEDROOMS & A BATHROOM in basement! Nestled within a serene community, this brand-new home is an ideal haven for those looking to downsize and simplify life. Boasting over 1,600 sq ft of interior space, including an undeveloped basement, this property provides ample room for customization. Imagine transforming the basement into an additional living space with two extra bedrooms and a full bathroom—perfect for guests or extended family visits. Step inside to find a thoughtfully designed layout featuring a spacious open-plan living area, where natural light floods through large windows, highlighting the high-quality finishes throughout. The modern kitchen, equipped with state-of-the-art appliances and plenty of storage, makes meal preparation a joy, while the cozy dining area is perfect for intimate gatherings. The generous master suite offers a peaceful escape with its en-suite bathroom, complete with contemporary fixtures and a luxurious feel. An additional half-bathroom ensures convenience for you and your guests. Beyond the exquisite interiors, CottageClub Ghost Lake provides access to an array of outdoor activities, from hiking and fishing to boating and wildlife spotting. With stunning views of the surrounding landscapes, you'll never tire of exploring the great outdoors right from your doorstep. Priced under \$650k, this property represents an incredible opportunity to own a piece of paradise in a sought-after community. Don't miss your chance to experience the perfect balance of comfort, style, and nature.**

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





