



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2182653**      Area: **Cottage Club at Ghost Lake**      Listing Date: **12/07/24**      List Price: **\$345,000**  
 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 County**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **5,950 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area

Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**46**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee: **\$240**      Title: **Fee Simple**      Zoning: **DC123**  
 Fee Freq: **Monthly**

Legal Desc: **2111703**

Remarks

Pub Rmks: **Imagine building your perfect home on this expansive 5,900+ sq ft lot with a Southern-facing backyard, offering uninterrupted views of the stunning natural surroundings. This premium property is perfectly positioned to maximize sunlight, giving you endless options for outdoor living and relaxation. Located in the heart**



of CottageClub's Phase 5, this lot provides direct access to walking trails, a meandering river, and a sparkling lake—ideal for nature lovers and outdoor enthusiasts. Whether you're planning your dream vacation retreat or a year-round residence, this lot is where tranquility and recreation come together. Seize this opportunity to create your sanctuary in an unparalleled setting. Don't wait—your dream awaits!

Inclusions:  
Property Listed By:

Rec Centre Wristbands  
eXp Realty

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





