



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**

Finished Floor Area
Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

14
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Year Built: **0**
Lot Information
Lot Sz Ar: **5,950 sqft**
Lot Shape:

Parking
Ttl Park: **0**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
-------------	--------------	-------------------	-------------------------------------	--------------	-------------------

Condo Fee:
\$240

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC123

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



