



THE
A-TEAM

**RE/MAX
FIRST**

243 COTTAGECLUB Crescent, Rural Rocky View County T4C1B1

MLS® #: **A2183591** Area: **Cottage Club at Ghost Lake** Listing Date: **12/15/24** List Price: **\$800,000**
 Status: **Active** County: **Rocky View County** Change: **-\$49k, 06-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **6,098 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Pie Shaped Lot**
 Park Feat: **Off Street**

Finished Floor Area
 Abv Sqft: **1,023**
 Low Sqft:
 Ttl Sqft: **1,023**

DOM

111
Layout
 Beds: **2 (1 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **6**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Hardwood**
 Sewer: **Pump** Water Source: **Private**
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Oven, Dishwasher, Range Hood**
 Int Feat: **Bar, Bookcases, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	14`6" x 12`6"	Bedroom	Basement	10`4" x 10`3"
2pc Bathroom	Main	6`11" x 4`11"	4pc Bathroom	Basement	7`11" x 4`11"
3pc Ensuite bath	Second	7`4" x 7`0"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$240

Fee Simple

DC123

Fee Freq:

Monthly

Legal Desc: 0914699

Remarks

Pub Rmks: **Nestled amidst towering trees and embraced by fresh mountain air, this home boasts a level of quality that is truly rare to find. Step inside to discover an open-concept living space that invites the natural light to flood every corner, creating a warm and inviting atmosphere perfect for relaxation and hosting guests. As you venture outdoors, you'll find yourself immersed in a peaceful paradise, where the porch becomes your personal oasis for sipping coffee or stargazing at night. The unbeatable location of this property places you just minutes away from sparkling lake waters and picturesque mountain trails, offering endless opportunities to connect with the great outdoors. Whether you desire a day of kayaking, hiking, or simply appreciating the beauty of nature, your next adventure is always within reach. Combining luxurious RARE WOOD FINISHINGS with the serenity of nature, this treetop sanctuary is nestled in the heart of CottageClub Phase 1. Don't miss the SECRET MOVIE THEATRE in the basement!**

Inclusions: Chair in Movie Theatre Room, Hot Tub as is.
Property Listed By: eXp Realty

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









