



THE
A-TEAM

**RE/MAX
FIRST**

232 COTTAGECLUB Crescent, Rural Rocky View County T4C1B1

MLS®#: **A2188443** Area: **Cottage Club at Ghost Lake** Listing Date: **01/17/25** List Price: **\$649,000**
 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: **2012**
Lot Information
 Lot Sz Ar: **4,791 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Landscaped**
 Park Feat: **Off Street**

Finished Floor Area
 Abv Sqft: **1,116**
 Low Sqft:
 Ttl Sqft: **1,116**

DOM

5
Layout
 Beds: **3 (2 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Holding Tank**
 Ext Feat: **None**

Construction: **Cement Fiber Board,Wood Frame**
 Flooring: **Carpet,Tile**
 Water Source: **Private**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Refrigerator,Dishwasher**
 Int Feat: **Ceiling Fan(s),Granite Counters,High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	14`3" x 12`9"	Bedroom	Main	10`0" x 9`10"
Bedroom	Basement	10`8" x 7`5"	2pc Bathroom	Main	7`11" x 2`11"
3pc Bathroom	Basement	7`7" x 6`8"	4pc Ensuite bath	Second	12`7" x 7`11"

Legal/Tax/Financial

Condo Fee: \$240	Title: Fee Simple	Zoning: DC123
Legal Desc:	Fee Freq: Monthly	
	0914699	

Remarks

Pub Rmks: **Nestled in the heart of CottageClub, this beautifully renovated 3-bedroom, 3-bathroom home is the perfect blend of modern comfort and rustic charm. With thoughtful updates throughout, including air conditioning to keep you cool during the summer months, this property is designed to offer a tranquil retreat from the bustle of daily life. Whether you're searching for a dreamy vacation home, your first footstep on the property ladder, or a base to immerse yourself in nature's beauty, this home has it all. The spacious bedrooms provide plenty of room for both relaxation and guests, while the well-designed bathrooms offer a touch of luxury. CottageClub's serene surroundings and amenities make it a haven for nature enthusiasts, with scenic landscapes and outdoor activities just moments away. Even better, this gorgeous home is priced at under \$650,000, offering incredible value for those looking to invest in their slice of paradise. Don't miss your chance to call this stunning property home!**

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







