



THE
A-TEAM

**RE/MAX
FIRST**

423 COTTAGECLUB Cove, Rural Rocky View County T4C 1B1

MLS®#: **A2196287** Area: **Cottage Club at Ghost Lake** Listing Date: **02/28/25** List Price: **\$309,000**
 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: **4,921 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat:

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

DOM
36
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

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

Construction:
 Flooring:
 Water Source: **Private**
 Fnd/Bsmt:

Room Information

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

Condo Fee: **\$240** Title: **Fee Simple** Zoning: **DC-123**
 Fee Freq: **Monthly**
 Legal Desc: **1412822**

Remarks

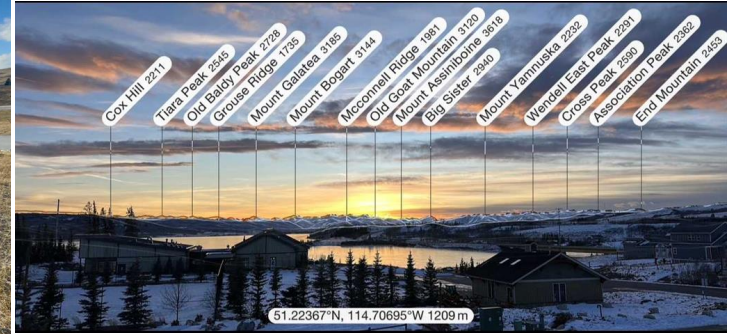
Pub Rmks: **Welcome to an incredible opportunity to own a premium corner lot in the sought-after Cottage Club at Ghost Lake, Alberta. Nestled just a 35 minute drive from Calgary, this stunning location offers the perfect balance of serene lake views, outdoor adventure, and luxury living. Whether you're looking to build your dream getaway or a full-time residence, this lot provides the ideal canvas for your vision. Property Highlights: Size & Location: Generous corner lot with ample space, offering enhanced privacy and extra frontage. The lots prime positioning on the corner allows for potential for multiple entry points and a variety of layout options. Scenic Views: Enjoy breathtaking views of the surrounding natural beauty, including pristine lakes, rolling hills, and lush forests. The Cottage Club community offers both tranquility and adventure right at your doorstep. Outdoor Activities: Situated in close proximity to Ghost Lake, residents have easy access to a host of recreational activities such as boating, fishing, hiking, and cycling. In the winter, cross-country skiing and snowshoeing are popular options. Exclusive Community Amenities: The Cottage Club community is renowned for its family-friendly atmosphere and top-tier amenities. Enjoy access to a private clubhouse, tennis courts, a sandy beach, walking trails, and a peaceful environment perfect for relaxation and outdoor entertainment. Access & Infrastructure: Only 35 minutes from Calgary, this lot offers convenient access to the city while maintaining a sense of seclusion. Services and infrastructure are ready to support your building plans, including utilities and road access. Why Cottage Club at Ghost Lake? Cottage Club is not just a location; it's a lifestyle. Known for its welcoming community and recreational offerings, it has become one of the most desirable places to live and vacation in Alberta. Whether you're looking to enjoy a weekend retreat or settle in a peaceful, nature-filled environment, this corner lot is the ideal place to create your future. Don't miss the opportunity to make your mark in one of Albertas most beautiful communities. Contact us today to learn more about this exceptional corner lot in Cottage Club at Ghost Lake.**

Inclusions: **Magnetic Bracelets for entry**
Property Listed By: **RE/MAX House of Real Estate**

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







Fishing Ice Fishing Rafting/Canoeing Sailing Skiing
 Trail Riding Hiking Mountain Climbing Golfing Hot Springs