



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**17 COTTAGECLUB Lane, Rural Rocky View County T4C 1B1**

MLS®#: **A2196966**

Area: **Cottage Club at  
Ghost Lake**

Listing Date: **02/24/25**

List Price: **\$645,000**

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: **2024**  
Lot Information  
Lot Sz Ar: **3,920 sqft**

Lot Shape:  
Access:  
Lot Feat: **Back Yard**  
Park Feat: **Off Street**

Finished Floor Area  
Abv Sqft: **1,078**  
Low Sqft:  
Ttl Sqft: **1,078**

DOM

**0**  
Layout  
Beds: **1 (1 )**  
Baths: **2.0 (2 0)**  
Style: **2 Storey**

Parking  
Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer: **Holding Tank**  
Ext Feat: **Other**

Construction: **Composite Siding,See Remarks,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source: **Private**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator**  
Int Feat: **Breakfast Bar,High Ceilings,Pantry,Quartz Counters,Storage,Vaulted Ceiling(s),Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`11" x 13`5"
Office	Main	6`9" x 9`7"
3pc Bathroom	Main	4`11" x 7`8"
4pc Bathroom	Upper	5`4" x 9`0"

Room	Level	Dimensions
Kitchen	Main	13`6" x 15`6"
Foyer	Main	5`6" x 8`11"
Bedroom - Primary	Upper	13`9" x 23`0"

Legal/Tax/Financial

Condo Fee:  
**\$240**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC123**

Legal Desc: **2010713**

Remarks

Pub Rmks: **Hello Gorgeous! Welcome to 17 Cottageclub Lane, a stunning brand-new home nestled in the highly sought-after CottageClub at Ghost Lake community. This 1,079 sq. ft. retreat is the perfect blend of modern comfort and cozy charm, ideal for a weekend getaway or a full-time residence. Featuring a loft-style bedroom overlooking the bright and airy living room, two full bathrooms with sleek finishes, and an expansive kitchen with ample storage, this home is designed for both relaxation and functionality. The vaulted ceilings and large windows flood the space with natural light, creating a warm and inviting atmosphere. A dedicated home office provides the perfect space for remote work or creative projects, while the undeveloped basement offers endless possibilities for additional living space, a recreation room, or guest quarters. Step outside to a serene park setting with BBQ pits, a gazebo, and horseshoe games, right in your backyard. This property is part of the vibrant CottageClub community, offering access to an impressive array of amenities, including a state-of-the-art rec centre with a gym, swimming pool, hot tub, and library. Residents enjoy tennis courts, a beach, docks, a fire pit area, walking trails, a community garden, and even river and lake access. With a bright colour palette, thoughtful design, and a front porch perfect for enjoying your morning coffee or evening sunsets, 17 Cottageclub Lane promises a life of comfort, style, and connection. Don't miss the opportunity to call this incredible home your own. Book your viewing today and step into lakeside living at its finest!**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Benchmark**

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









