



THE
A-TEAM

**RE/MAX
FIRST**

216 COTTAGECLUB CRESCENT , Rural Rocky View County T4C1C3

MLS®#: **A2204834** Area: **Cottage Club at Ghost Lake** Listing Date: **03/22/25** List Price: **\$974,500**
 Status: **Active** County: **Rocky View County** Change: **+\$60k, 22-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County** Finished Floor Area
 Year Built: **2022** Abv Sqft: **1,283**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,503 sqft** Ttl Sqft: **1,283**
 Lot Shape:

DOM

14
Layout
 Beds: **4 (1 3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,No Neighbours Behind**
 Park Feat: **Additional Parking,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Electric,Fireplace(s),Hot Water**
 Sewer: **Holding Tank**
 Ext Feat: **Balcony,Fire Pit**

Construction: **Composite Siding,ICFs (Insulated Concrete Forms)**
 Flooring: **Vinyl Plank**
 Water Source: **Private**
 Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Dishwasher,Electric Oven,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vaulted Ceiling(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	14`9" x 8`9"	Bedroom	Basement	13`3" x 10`2"
Bedroom	Basement	10`11" x 10`2"	4pc Bathroom	Second	6`7" x 9`3"
4pc Ensuite bath	Suite	5`10" x 8`1"	2pc Bathroom	Main	4`11" x 5`8"
3pc Bathroom	Basement	4`11" x 9`10"	Living Room	Main	15`1" x 15`7"
Kitchen	Main	12`0" x 20`1"	Dining Room	Main	9`9" x 10`2"
Bonus Room	Second	11`9" x 10`4"	Family Room	Basement	19`0" x 16`4"
Flex Space	Basement	6`0" x 12`2"	Furnace/Utility Room	Basement	9`6" x 6`5"
Living/Dining Room Combination	Suite	33`3" x 16`4"	Bedroom	Suite	12`0" x 12`11"

Legal/Tax/Financial

Condo Fee:
\$247

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC123

Legal Desc: **01914699**

Remarks

Pub Rmks: **This gorgeous 4 season home located in the stunning gated community of COTTAGECLUB located on GHOST LAKE. Year round recreational living with lake access and seasonal recreational fun for the family. Whether this all season home becomes your cottage or becomes your home you will not be disappointed. You gain a community, access to the recreational centre that provides your family with indoor swimming, a year round maintained hot tub, a community kitchen, gym, tennis courts, private beach, community firepit and yes much more. You will have daily breathtaking views of the Rockies, turquoise glacier lake (GHOST LAKE), and walking trails within this community. Cottage Club is located on Hwy 1A, which means you will be even closer to Kananaskis, and 45 mins to Canmore. This home has been hand crafted with the finest craftsmanship. This home has 3+ Bd, 2.5+ bath. You will be greeted with a large kitchen, warm feet with its in-floor heating, a spacious dining area to host friends and family which opens to the back deck for more hosting! You will have open concept living area where you can sit with the pellet stove on winter nights AND spectacular vaulted ceiling that makes you feel cozy all year round. This home has lots of storage, and an extra bonus room upstairs which will give you an added area to create something special which leads to a balcony. You will gain a separate entrance to the basement with a large rec room, laundry room, dinette and yes, even more! In addition to the multiple spaces this home has, you will gain a heated detached single garage with work area plus an additional added space attached to it. Above the garage you will have your own bunky with an added bedroom, 4pc bath, this will offer you time for resting, creating or hosting family!**

Inclusions: **All 3 Refrigerators, stove, washer/dryer, oven, dishwasher, garage door opener**
Property Listed By: **Coldwell Banker United**

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









