

**22 Cottageclub Lane
Rural Rocky View County, Alberta**

MLS # A2220567



\$678,800

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	950 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Close to Clubhouse, Rectangular Lot, See Remarks		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: Other, Private

Floors: Carpet, Tile, Vinyl Plank

Sewer: Septic Tank

Roof: Asphalt Shingle

Condo Fee: \$ 227

Basement: Finished, Full

LLD: -

Exterior: Brick, Cement Fiber Board, Concrete, Stone, Wood Frame

Zoning: DC123

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Wet Bar

Inclusions: N/A

Why drive all the way to BC when you can secure your dream vacation home, complete with luxurious amenities, just 40 minutes west of Calgary? Welcome to the exclusive gated community of Cottage Club Ghost Lake, where you can enjoy private beach access, hammock structures dotting the shoreline, BBQ facilities, sand volleyball courts, an observatory, a private boat launch, and day-use docking for residents. The community recreation facility features an indoor pool, hot tub, fitness room, tennis courts, and even a library. Other delightful amenities include an enclosed outdoor patio with a BBQ, a wood-fired pizza oven, and a dining area overlooking the lake—ideal for memorable family dinners. If you love the outdoors, you're in for a treat—only 20 minutes away from Kananaskis, you'll have access to over 4,000 km² of stunning mountains and foothills, perfect for year-round adventures like hiking, fishing, camping, snowshoeing, and skiing at Nakiska Ski Resort. Presenting a newly built luxury vacation cottage by Exquisite Homes, this 3-bedroom, 2.5-bathroom gem showcases exceptional craftsmanship and meticulous attention to detail across over 1,400 square feet of developed living space. The main level offers an inviting open-concept living room with a Montigo linear built-in gas fireplace, a chef's dream kitchen complete with quartz countertops, a gas range, a spacious island, and floor-to-ceiling cabinets paired with high-end stainless steel appliances. Completing this level is a convenient 2-piece powder room and stacked laundry. Outside, enjoy both front and back patios for serene relaxation. Upstairs, you'll be greeted by elegant tall glass railings and an open-to-below concept that enhances the home's sophistication. This level features two generous bedrooms and a beautifully appointed 4-piece

bathroom. The fully finished basement is perfect for family gatherings, boasting a large recreation room that can double as a theater, a wet bar with a long quartz countertop island, an additional spacious bedroom, a utility room, and another 4-piece bathroom. Whether you're seeking a retirement retreat or a vacation getaway, this home will surely impress. With breathtaking views of the Rocky Mountains and unparalleled luxury living, this cottage is the ideal sanctuary for all ages. Conveniently located near Cochrane, Calgary, Kananaskis, and Canmore, don't miss your chance to make this Exquisite home your own!