

**407 Cottage Club Grove
Rural Rocky View County, Alberta****MLS # A2245242****\$639,900****Division:** Cottage Club at Ghost Lake**Lot Size:** 0.13 Acre**Lot Feat:** -**By Town:** Cochrane**LLD:** 13-26-6-W5**Zoning:** DC123**Water:** None**Sewer:** -**Utilities:** -

RARE LAKEFRONT LOT ALERT - JUST PERFECTION, NO NEED TO COMPROMISE. Nothing else like it on Ghost Lake! This is the **ONLY** available lot with stunning unobstructed views of Ghost Lake and the mountains — no homes in your way, no settling for less. Just front-row seats to some of the most breathtaking scenery Alberta has to offer. Build your dream escape on this 5,793 sq ft lot in a gated, year-round community that's just a short, scenic drive from Calgary. Whether you're ready to build now or down the road, this lot gives you all the perks right away. No home built yet? You'll still have full access to this incredible list of Cottage Club amenities for just \$240/month: Private sandy beach and swim area, Resident-only boat launch, Outdoor pizza oven & firepits, Recreation centre with gym, pool, hot tub, weight room, library, Observatory, playgrounds, tennis, pickleball, volleyball, walking trails, community garden — the list goes on and on! Plus, it's only 20 minutes to Cochrane and just a quick trip to Canmore, Banff, ski resorts, golf courses, and hiking trails. No long drives. No inflated prices. **NO OTHER LOTS LIKE THIS!** We also have a floorplan ready with a great builder in case you want to start building right away! Feel free to make changes, they are a custom builder! Bring your own builder, pick from one on-site, or hold the lot until you're ready. But don't wait — lots with this kind of view don't come up again.