

## 249 Cottageclub Crescent Rural Rocky View County, Alberta

MLS # A2247550



# \$675,000

<b>Division:</b>	Cottage Club at Ghost Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,016 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Close to Clubhouse, Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Heat Pump, Natural Gas, Wood Stove	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 240
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC123
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage, Wired for Sound		

**Inclusions:** All appliances, all window coverings, fridge downstairs

Luxury Cottage Retreat in Exclusive Gated Community &ndash; CottageClub at Ghost Lake Quality-crafted by True North Mountain Homes, this high-end cottage offers the perfect blend of comfort, style, and privacy in one of Alberta's most sought-after recreational communities&mdash;just 30 minutes west of Calgary. Located in a quiet, gated community in Phase 1, this home backs onto a serene ravine with unobstructed views, offering rare glimpses of Ghost Lake and the Rocky Mountains. Enjoy sunsets on the massive west-facing covered deck with pot lighting&mdash;an ideal spot for entertaining or simply relaxing in total privacy. Your east-facing front porch is perfect for morning coffee, all wrapped in charming curb appeal with Hardie Board siding, stone accents, and a wraparound from balcony to front porch. Inside, be greeted by soaring vaulted ceilings with skylights, a chandelier, and in-floor heating on the main level and in all bathrooms. The open-concept kitchen features full-height cabinetry, quartz counters, tile backsplash, and a huge pantry, with a dining area boasting a built-in bench. The living room's wood stove adds cozy charm, while a retractable wall with a Murphy bed offers flexible guest space. A main-floor 3-piece bath includes a steam shower and quartz counters. And for those hot summer days there is air conditioning. Upstairs, the primary bedroom's private balcony showcases views of the lake, mountains, and Wildcat Hills. A second bedroom and heated half-bath complete the upper level. The undeveloped lower level has 6 foot ceilings, there is laundry, a second fridge, and ample storage and family room. Gasline brought to the house in 2022 and gas furnace installed in 2022 costing close to \$15,000. Driveway 2022 costing over \$8,000. Some new blinds in 2022 costing \$1,000. Eaves installed too. Community

amenities are unmatched—your private beach access, boat launch, and recreation centre with an indoor pool, spray park, outdoor hot tub, gourmet kitchen, fitness room, library, BBQ area, pizza oven, tennis/pickleball courts, community gardens, firepits, and extensive walking trails. Whether you’re looking for a weekend getaway, a summer escape, or year-round living, CottageClub offers a laid-back lifestyle with every convenience. Location: CottageClub at Ghost Lake Bedrooms: 2 + flex sleeping space Bathrooms: 1 full + 1 half Views: Lake, mountains, ravine Proximity: 30 min to Calgary This property’s combination of privacy, quality craftsmanship, and resort-style amenities makes it a rare find. Don’t miss your chance to own a slice of paradise!