

**404 Cottageclub Grove
Rural Rocky View County, Alberta****MLS # A2251524****\$329,000****Division:** Cottage Club at Ghost Lake**Lot Size:** 0.09 Acre**Lot Feat:** -**By Town:** Cochrane**LLD:** 13-26-6-W5**Zoning:** DC123**Water:** Private**Sewer:** -**Utilities:** -

Discover an incredible opportunity at CottageClub Ghost Lake! This waterfront lot backs onto mature trees, offering both privacy and a natural setting just steps from the beach and community recreation centre. With no building commitment, you have the freedom to design your dream cottage or future home on your own timeline. CottageClub is a gated community known for its impressive amenities, including a private beach, boat launch, clubhouse with indoor pool, hot tub, fitness centre, library, and sports courts. Enjoy year-round recreation from boating and swimming in summer to skating and cross-country skiing in winter. This lot is fully serviced with water, power, and waste treatment, making your future build seamless. Even better, GST is included in the price—and at this value, the lot is PRICED TO SELL. Don't miss the chance to own in one of Alberta's most desirable recreational communities. Secure your piece of lakeside living today!