

**606 CottageClub Bend
Rural Rocky View County, Alberta****MLS # A2261043****\$309,000****Division:** Cottage Club at Ghost Lake**Lot Size:** 0.14 Acre**Lot Feat:** -**By Town:** Cochrane**LLD:** 13-26-6-W5**Zoning:** DC123**Water:** Private**Sewer:** -**Utilities:** -

Welcome to CottageClub at Ghost Lake, where this rare south-facing lot offers an exceptional opportunity to build your dream retreat in one of Alberta's most sought-after recreational communities. At nearly 6,000 sq. ft., this oversized lot provides ample space for a custom cottage design, while capturing all-day sunshine and sweeping views of the surrounding foothills. Situated in a quiet location with a desirable southern exposure, the property is just a short walk from the community's private beach, marina, and recreational centre, ensuring year-round enjoyment. Whether you envision a weekend getaway or a full-time residence, this lot offers endless flexibility with no building commitment—giving you the freedom to plan and design on your own timeline. CottageClub is a gated community designed for those who value recreation, relaxation, and connection to nature. Amenities include a clubhouse with indoor pool, fitness facility, hot tub, and library, as well as outdoor volleyball and tennis courts, community gardens, and extensive walking paths. With its prime orientation, generous size, and unbeatable location, this lot is an exceptional find and a perfect canvas for your future home. Don't miss this opportunity to secure your place at CottageClub Ghost Lake!