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## 405 Cottageclub Cove Rural Rocky View County, Alberta

MLS # A2214472



\$969,000

Division:	Cottage Club at	Ghoet Lake				
		Cottage Club at Ghost Lake				
Туре:	Residential/House					
Style:	1 and Half Storey					
Size:	1,178 sq.ft.	Age:	2018 (7 yrs old)			
Beds:	2	Baths:	2 full / 2 half			
Garage:	Double Garage Detached					
Lot Size:	0.10 Acre					
Lot Feat:	Landscaped, Rectangular Lot, Waterfront					

Heating:	Forced Air	Water:	Private
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Recreational Centre Wristbands, TV mounted on basement wall, window coverings, BBQ on back deck.

Welcome to 405 CottageClub Cove! Nestled in the coveted Waterfront Phase of CottageClub, this exceptional home offers both luxury and functionality. Featuring two spacious bedrooms and four bathrooms, there's also the potential to create two additional informal bedrooms in both the basement and above the detached garage. Upon entering, you're greeted by a grand foyer with ample built-in storage and a conveniently located powder room. The chef's kitchen is a showstopper, with a large central island, high-end appliances, sleek quartz countertops, and abundant storage space that makes meal prep a breeze. The living room boasts soaring ceilings and expansive windows that frame the breathtaking water and mountain views—an exclusive sight only offered to a select few in CottageClub. From here, you can easily step out onto the back deck, featuring a built-in outdoor kitchen perfect for entertaining guests on warm summer days. Upstairs, you'll find a generous primary suite with a private terrace overlooking the water, an elegant 3-piece ensuite with tasteful tile finishes, and a second bedroom that doubles as an ideal home office. The fully finished basement offers versatile living space, including a large optional bedroom, a 3-piece bathroom, and a custom wine rack. If you need extra space for guests or adult children, the bonus suite above the detached double garage provides a private retreat, complete with its own bathroom. Don't miss out on this rare opportunity to own a piece of Alberta's best-kept secret. Book your private tour today and experience the CottageClub lifestyle like never before!