



GRASSROOTS
REALTY GROUP

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306 Cottageclub Link
Rural Rocky View County, Alberta

MLS # A2221079



\$875,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,140 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Parking Pad, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Front Yard, Landscaped, Lawn, Level		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Other, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recreation Facilities, See Remarks

Water: Private

Sewer: Holding Tank

Condo Fee: \$ 240

LLD: -

Zoning: DC123

Utilities: -

Inclusions: All indoor and outdoor furniture, household items, kitchenware, plate wear, cutlery, glassware, pots and pans, linens and towels, TV. (EXCLUDED Items: coffee maker on counter, wood barrel with sticks in living room, coffee table downstairs, swords, all exercise equipment and sporting goods, all items in garage, any personal items of artwork and decor)

Now is the time to escape to the tranquility of lake life in this beautifully crafted Cottage Club home, perfectly positioned to offer breathtaking mountain views and unforgettable sunsets over the lake. Move to your full time home, or own your weekend lake home. No more playing Tetris packing the vehicle, or crawling on the Hwy in long-weekend traffic for hours! This home comes Turn Key with everything you'll need so now you can Go Every Weekend and get there in just minutes! 25 mins from Calgary, 10 mins from Cochrane, or 35 mins to Canmore, this location strikes the perfect balance between Peaceful Retreat and Convenient Access. . Built new in 2022, this charming 3-bedroom, 3-bathroom home boasts an open-concept living space with soaring vaulted ceilings, filling the interior with life giving natural light. The modern kitchen features a spacious island, quartz countertops, and remember that everything is already in the drawers ready for you to cook your first meal. Enjoy that meal peacefully on your large covered front deck, or in the serenity of your manicured back yard. This custom home was cleverly designed with proximity and privacy at top of mind, which is why all three levels have their own bedroom & bathroom. Bring the family, bring the friends, or don't bring anyone... the choice is always yours, and this home is always ready! . Enjoy your weekends or live here full-time in a vibrant, welcoming community. A detached Heated garage provides ample warm storage for your outdoor gear, while the Cottage Club's private community centre offers a host of premium amenities including: • Outdoor racquet courts • Indoor recreation centre • Fitness gym • Pool & hot tub • Library & lounge areas • Fire pit & lakeside patio • Outdoor racquet courts • Beach . Whether you're seeking a weekend escape or a full-time

lifestyle change, this safe, family-friendly neighbourhood is the perfect place to slow down and reconnect—with nature, with community, and with yourself. . Come experience the best of lakeside living – your Cottage Club retreat awaits.