



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**225 Cottage Club Crescent**  
**Rural Rocky View County, Alberta**

**MLS # A2228721**



**\$559,000**

<b>Division:</b>	Cottage Club at Ghost Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	936 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Close to Clubhouse, Front Yard, Gentle Slope		

<b>Heating:</b>	Baseboard, Electric, Fireplace(s)	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Holding Tank, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 240
<b>Basement:</b>	Crawl Space, None	<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>	Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	Starlink Satellight Dish		

Nestled in the heart of Cottage Club, this charming open-concept home seamlessly combines modern comfort with rustic appeal. Situated within a gated community, it provides a peaceful sanctuary from the demands of everyday life. Featuring vaulted ceilings, hardwood flooring, an impressive wood fireplace enveloped in stone, creating a warm, welcoming atmosphere. The spacious loft with private balcony offers the perfect setting for a tranquil bedroom! Large windows flood the space with natural light while the Southwest-facing position ensures an abundance of sunshine throughout the day. Cottage Club offers not only stunning scenery but also an array of amenities, making it an ideal haven for outdoor enthusiasts and those seeking tranquility alike. With scenic landscapes and outdoor activities just steps away, or equally for those looking to relax and take it easy, while enjoying a peaceful environment and relaxation in the indoor pool or hot tub. Whether you desire a year-round residence or a recreational escape from the city, look no further!