



GRASSROOTS
REALTY GROUP

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**243 Cottageclub Crescent
Rural Rocky View County, Alberta**

MLS # A2233406



\$759,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,023 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Many Trees, Pie Shaped Lot, Private, Views		

Heating:	Forced Air	Water:	Private
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Holding Tank
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, Kitchen Island, Open Floorplan, Tankless Hot Water, Vinyl Windows		

Inclusions: Hot Tub as is. The hot tub worked as of last use. Last use was over a year ago.

Nestled amidst towering trees and embraced by fresh mountain air, this home boasts a level of quality that is truly rare to find. Offering both privacy and unobstructed mountain views on ONE of the LARGEST LOTS at CottageClub. Step inside to discover an open-concept living space that invites the natural light to flood every corner, creating a warm and inviting atmosphere perfect for relaxation and hosting guests. As you venture outdoors, you'll find yourself immersed in a peaceful paradise, where the porch becomes your personal oasis for sipping coffee or stargazing at night. The unbeatable location of this property places you just minutes away from sparkling lake waters and picturesque mountain trails, offering endless opportunities to connect with the great outdoors. Whether you desire a day of kayaking, hiking, or simply appreciating the beauty of nature, your next adventure is always within reach. Combining luxurious RARE WOOD FINISHINGS with the serenity of nature, this treetop sanctuary is nestled in the heart of CottageClub Phase 1. Don't miss the SECRET MOVIE THEATRE in the basement!