



GRASSROOTS
REALTY GROUP

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

MLS # A2238511



\$585,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	898 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Few Trees, Fruit Trees/S		

Heating:	Baseboard, Fireplace(s)	Water:	Private
Floors:	Carpet, Laminate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	See Remarks	LLD:	-
Exterior:	Asphalt, Wood Frame	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Stone Counters		

Inclusions: Recreational Centre Wristbands, Window Coverings.

Nestled in the heart of a vibrant and mature Phase within the CottageClub development, this stunning property is a steal of a deal. Boasting a sprawling lot which offers room for future GARAGE CONSTRUCTION and backs directly onto CottageClub's largest park space. The property's interior radiates warmth and charm, with real timber and wood finishes throughout that create a rustic yet elegant retreat. Whether you are envisioning cozy evenings by the fire or entertaining guests surrounded by natural beauty, this property is a true escape from the hustle and bustle. Offering plenty of interior space for your retreats including a FORMAL BEDROOM PLUS LOFT. Property is located close to the lake and recreational centre which includes: GYM, POOL, PICKLEBALL COURTS AND OUTDOOR HOT TUB WITH LAKE VIEWS. Its prime location in a sought-after community that values both tranquility and convenience, this is an opportunity you won't want to miss— perfect for crafting lasting memories, securing a sound investment, or simply indulging in your love for natural surroundings.