



GRASSROOTS
REALTY GROUP

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**605 Cottageclub Bend
Rural Rocky View County, Alberta**

MLS # A2239427



\$345,000

Division: Cottage Club at Ghost Lake

Lot Size: 0.14 Acre

Lot Feat: -

By Town: Cochrane

LLD: 13-26-6-W5

Zoning: dc123

Water: Private

Sewer: -

Utilities: -

Lot offers incredible price opportunity. Already serviced with gas, electric, & water. Dam has been announced to be moving, causing this lot to become WATERFRONT. Lot ownership does NOT HAVE A TIMELINE TO BUILD. Options to build with whomever you chose as this lot is privately owned. Imagine building your perfect home on this expansive 5,900+ sq ft lot with a Southern-facing backyard, offering uninterrupted views of the stunning natural surroundings. This premium property is perfectly positioned to maximize sunlight, giving you endless options for outdoor living and relaxation. Located in the heart of CottageClub's Phase 5, this lot provides direct access to walking trails, a meandering river, and a sparkling lake—ideal for nature lovers and outdoor enthusiasts. Whether you're planning your dream vacation retreat or a year-round residence, this lot is where tranquility and recreation come together. Seize this opportunity to create your sanctuary in an unparalleled setting. Don't wait—your dream awaits!