



GRASSROOTS
REALTY GROUP

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311 Cottageclub Way
Rural Rocky View County, Alberta

MLS # A2243527



\$929,900

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,084 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Private		

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

Inclusions: Rain water barrel for gardening

Discover the perfect blend of craftsmanship, comfort, and lakeside luxury in this modernized timber retreat, located in the prestigious gated community of CottageClub. Surrounded by natural beauty and offering exclusive access to an extensive list of private amenities, this custom-built home is thoughtfully designed for both year-round living and weekend escapes. Inside, you'll find 4 spacious bedrooms and 2.5 bathrooms, with a well-planned layout that balances openness and privacy. The main floor features sturdy hardwood floors, cherry cabinetry, solid granite countertops, solid wood doors throughout and a stone wood-burning fireplace that serves as a striking centerpiece in the living and dining areas. A floating staircase with glass railing leads to the upper level, where you'll enjoy mountain views, custom closets, and timeless wooden doors and trim. The kitchen is built for both function and style, with pull-out drawers, ample storage, and updated lighting. The finished basement includes a cozy TV room and two generous bedrooms—one equipped with a built-in wall bed. The suited garage adds flexibility with an additional studio-style private retreat and full bathroom, ideal for guests or additional family space. **TOTALLING 5 BEDROOMS AND 3.5 BATHROOMS ACROSS ALL STRUCTURES.** Enjoy west-facing windows and a private partially covered back deck, perfect for relaxing evenings and sunset views or a private Eastern facing front porch for your morning coffee. As a CottageClub owner, you'll enjoy exclusive access to a full suite of private amenities, including a recreational centre, indoor pool, hot tub, gym, pickleball and tennis courts, beach, boat launch, and a vibrant community atmosphere—all just steps from Ghost Lake. This is more than a home—it's a complete lifestyle experience. A rare opportunity to own one of the most

distinctive properties in CottageClub. EXPLORE OUR 3D WALKTHROUGH.