



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2248971**



**\$945,000**

|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <b>Division:</b> | Cottage Club at Ghost Lake |               |                  |
| <b>Type:</b>     | Residential/House          |               |                  |
| <b>Style:</b>    | 2 Storey                   |               |                  |
| <b>Size:</b>     | 1,174 sq.ft.               | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 4                          | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Single Garage Detached     |               |                  |
| <b>Lot Size:</b> | 0.12 Acre                  |               |                  |
| <b>Lot Feat:</b> | Private                    |               |                  |

|                    |   |                   |              |
|--------------------|---|-------------------|--------------|
| <b>Heating:</b>    | In Floor, Fireplace(s)  | <b>Water:</b>     | Private      |
| <b>Floors:</b>     | Tile, Vinyl Plank   | <b>Sewer:</b>     | Holding Tank |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 240       |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame   | <b>Zoning:</b>    | DC123        |
| <b>Foundation:</b> | ICF Block   | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Granite Counters, High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s) |                   |              |

**Inclusions:** Additional Refrigerators X3

Rarely does a home of this size and quality come to market in CottageClub. This 4-bedroom, 4-bath modern chalet blends exceptional craftsmanship with thoughtful design and high-efficiency construction, making it perfect for year-round living or luxurious weekend escapes. From the moment you step inside, you'll notice the attention to detail: soaring ceilings, expansive windows filling the home with natural light, and premium finishes throughout. The open-concept main floor is ideal for entertaining, with a spacious living area anchored next to comforting pellet stove, a gourmet kitchen with custom cabinetry, and a dining space that flows seamlessly to the outdoor deck. Comfort is built in at every level, thanks to in-floor heating throughout the home and highly efficient ICF block insulation that keeps energy costs low in all seasons. The upper floor features a primary suite and large washroom and upper-sitting area next to beautiful Juliet balcony. Downstairs you will find two spacious bedroom, lower living room, 3-piece washroom and large wet-bar. Perfect for guest or extending family. The detached garage offers even more flexibility with its lofted design &mdash; ideal for a guest suite, with granite countered summer kitchen, large bedroom and 4-piece bathroom. Located in the matured original Phase of CottageClub, you'll enjoy access to premium community amenities, including a clubhouse, fitness centre, private beach, tennis courts, and miles of scenic trails. This is more than a property &mdash; it's a lifestyle. Whether you're looking for a primary residence or a recreational haven, this home delivers unmatched space, quality, and value in one of Alberta's most desirable lakefront communities.

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