



GRASSROOTS
REALTY GROUP

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648 Cottageclub Bend
Rural Rocky View County, Alberta

MLS # A2256184



\$739,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,134 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	Private
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Recreational Centre Wristbands

This brand-new, custom-built loft-style A-Frame home is a true showpiece, offering a striking blend of modern craftsmanship and timeless cottage charm. Designed with soaring ceilings and an unbelievable expanse of windows, the home is bathed in natural light while showcasing the beauty of its surroundings. The interior is anchored by exposed timber ceilings and a dramatic river rock fireplace, creating a warm and inviting focal point that connects perfectly to the community's cottage-inspired aesthetic. The herringbone flooring throughout the main level is a true showstopper, adding elegance and character to every step. At the heart of the home, the stunning custom kitchen impresses with bright, open design, full KitchenAid appliance package, and premium cabinetry—perfect for both entertaining and everyday living. The open-concept flow to the dining and living areas emphasizes space, light, and style. Upstairs, the loft level provides a private retreat with an airy overlook of the main space. Complete with five-piece ensuite and sizable walk-in closet. The basement is framed and roughed-in, ready for the buyer's personal touch—whether adding two additional bedrooms, an extra bathroom, or customizing to suit unique lifestyle needs. Set within a welcoming cottage-style community, this home combines the appeal of brand-new construction with the rustic charm of natural materials, making it ideal for a year-round residence or a weekend retreat. A rare opportunity to own a one-of-a-kind property designed to impress at every angle.