



**GRASSROOTS**  
REALTY GROUP

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**22 Cottageclub Lane**  
**Rural Rocky View County, Alberta**

**MLS # A2256699**



**\$649,900**

<b>Division:</b>	Cottage Club at Ghost Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Front Drive, Garage Door Opener, Gravel Driveway		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Cul-De-Sac, Landscaped, Low Maintenance		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Other, Private
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 227
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Concrete, Stone, Wood Frame	<b>Zoning:</b>	DC123
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Wet Bar		
<b>Inclusions:</b>	none		

Whether you're looking for a family retreat, year-round vacation getaway, or peaceful retirement home, this property delivers unmatched comfort, breathtaking mountain views, and a vibrant community lifestyle all minutes from Cochrane, Calgary, Kananaskis, and Canmore. This brand-new Exquisite Homes luxury cottage offers over 1,400 sq. ft. of thoughtfully designed living space with 3 bedrooms and 2.5 bathrooms. Highlights include an open-concept living room with a Montigo gas fireplace, a chef's kitchen with quartz countertops, gas range, and floor-to-ceiling cabinetry, plus both front and back patios for relaxation. Upstairs, tall glass railings frame the open-to-below design, while the fully finished basement adds a spacious rec room with wet bar, an extra bedroom, and another full bath. Just 20 minutes from Kananaskis, you'll have endless opportunities for hiking, fishing, camping, and skiing at Nakiska Resort. At Cottage Club on Ghost Lake, you'll enjoy the security of a gated community paired with incredible amenities, private beach access, hammock lounges, BBQ areas, sand volleyball courts, a private boat launch, and day-use docks. Families will especially appreciate the indoor pool, hot tub, fitness center, tennis courts, library, and even a wood-fired pizza oven, making every day feel like a getaway.