



GRASSROOTS
REALTY GROUP

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640 Cottageclub Bend
Rural Rocky View County, Alberta

MLS # A2258195



\$744,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,073 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

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

Inclusions: Recreational Centre Wristbands

Welcome to your brand-new home in the highly sought-after CottageClub at Ghost Lake! This modern retreat offers 2 bedrooms and 1.5 bathrooms with over 2,100 sq ft of potential living space, making it one of the largest homes available in the community. Thoughtfully designed with a bright and open floor plan, the grand entrance sets the tone with its airy, welcoming atmosphere. The main level showcases stylish finishes and functionality, with a kitchen equipped with brand-new Samsung appliances (to be delivered prior to closing). Every detail is designed for both comfort and quality. The builder also offers a unique opportunity: at no extra cost, the upper floor can be reconfigured into a stunning primary suite with ensuite by removing the wall between the current 2 bedrooms, providing ultimate flexibility to match your lifestyle. The highlight of this property is the expansive 1,100 sq ft basement, already roughed in for two additional bathrooms and two additional bedrooms. Left unfinished, this space is a blank canvas, ready for you to design and personalize according to your family's needs—whether it's extra bedrooms, a home office, fitness area, or entertainment space. Living at CottageClub means more than just a beautiful home. Enjoy year-round access to the private sandy beach, boat launch, fitness centre, hot tub, indoor pool, and sport courts, all within this secure gated community. With its prime location only 45 minutes from Calgary, this property offers the perfect blend of lake life tranquility and city convenience. Don't miss this rare opportunity to own one of the largest and most versatile homes at CottageClub Ghost Lake. Whether you're looking for a full-time residence or a weekend getaway, this home is built to grow with you. Book your private showing today!

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