



**GRASSROOTS**  
REALTY GROUP

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**638 Cottageclub Bend**  
**Rural Rocky View County, Alberta**

**MLS # A2266451**



**\$744,000**

|                  |                                            |               |                  |
|------------------|--------------------------------------------|---------------|------------------|
| <b>Division:</b> | Cottage Club at Ghost Lake                 |               |                  |
| <b>Type:</b>     | Residential/House                          |               |                  |
| <b>Style:</b>    | 2 Storey                                   |               |                  |
| <b>Size:</b>     | 1,107 sq.ft.                               | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 2                                          | <b>Baths:</b> | 1 full / 1 half  |
| <b>Garage:</b>   | Front Drive, Off Street                    |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                                  |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Level, Views |               |                  |

|                    |                                                                                                                      |                   |              |
|--------------------|----------------------------------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                              | <b>Water:</b>     | Private      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                  | <b>Sewer:</b>     | Holding Tank |
| <b>Roof:</b>       | Asphalt Shingle, Metal                                                                                               | <b>Condo Fee:</b> | \$ 250       |
| <b>Basement:</b>   | Full                                                                                                                 | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Composite Siding, Wood Frame                                                                                         | <b>Zoning:</b>    | DC123        |
| <b>Foundation:</b> | Poured Concrete                                                                                                      | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Bathroom Rough-in, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows |                   |              |
| <b>Inclusions:</b> | N/A                                                                                                                  |                   |              |

Crafted by a custom home builder, this new home showcases care and custom design throughout. Every inch of this 1107 square foot home has been thoughtfully planned and executed, creatively utilizing every square inch. Main floor features a functional layout with half bath, living room, dining area and kitchen. Kitchen is an optimal u-shape offering ample ceiling height cabinetry and large counterspace. Overlooking the dining area which features a vaulted ceiling and encased with oversized windows and patio door that leads to the 12'x15' large deck. Off the kitchen and dining area you will find the cozy living room, uniquely closed off from the kitchen. This allows for optimal furniture placement. The thoughtfully designed staircase with modern railing leads you to the upper level. Here you will find a large 4-piece bathroom, 2 bedrooms and a linen closet. Both bedrooms feature functional closets, with the primary bedroom spanning an impressive 120 square feet. In the basement you will find the laundry and a large 553 sq feet of unfinished space awaiting a custom touch. The space, and window size can accommodate an additional bedroom and also a bathroom (roughed in), plus living space. Making it a very functional and exceptional future value add to this home. Outside you can enjoy the sunny front South facing porch under the striking timber pergola. Exterior siding is a durable composite providing piece of mind. This home comes with front parking for 2 cars, a garage could still be added at an additional cost. No expense has been spared in using upgraded materials throughout the building process and in the finishing touches. Features include Duradek on the front and back decks, stone countertops, and upgraded plumbing and lighting fixtures throughout. Conveniently located around the corner from the main entrance of this gated community and within

walking distance to the lake and recreation center, this property offers exceptional value at the listed price point. Residents can enjoy the community's incredible and unique amenities, such as an indoor pool, hot tub, fitness center, sandy beach, outdoor grill, playgrounds, numerous walking paths, and much more. Only 45 minutes from Calgary, and 10 minutes to the amenity rich town of Cochrane makes comfortable 4-season cottage living a reality. There are 3 homes remaining that are ready for possession today!