



640 Cottageclub Bend
Rural Rocky View County, Alberta

MLS # A2293453



\$725,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,073 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	Private
Floors:	Carpet, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	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

A rare opportunity just got even better. This brand-new retreat in the highly sought-after CottageClub at Ghost Lake has seen a significant PRICE IMPROVEMENT from previous models sold, making now the ideal time to secure one of the largest homes in the community. Offering 2 bedrooms, 1.5 bathrooms, and over 2,100 sq ft of potential living space, this modern home delivers outstanding value in one of Alberta's most coveted lake communities. Step inside to a grand, airy entrance that sets the tone for the bright and open floor plan throughout. The main level showcases stylish finishes and a well-appointed kitchen featuring brand-new Samsung appliances, to be delivered prior to closing. Every detail has been thoughtfully considered for both comfort and quality. The true showpiece is the expansive 1,100 sq ft basement, already roughed in for two additional bathrooms and two bedrooms. This blank canvas is yours to design, whether that means extra bedrooms, a home office, gym, or entertainment space, the potential here is exceptional. Life at CottageClub goes well beyond your front door. Enjoy year-round access to a private sandy beach, boat launch, fitness centre, hot tub, indoor pool, and sport courts, all within a secure gated community just 45 minutes from Calgary. With a refreshed price reflecting real value, this is your opportunity to own one of the most versatile and spacious homes at Ghost Lake. Whether it's your full-time residence or weekend escape, this home is built to grow with you. Book your private showing today - priced to move. Step inside to a grand, airy entrance that sets the tone for the bright and open floor plan throughout. The main level showcases stylish finishes and a well-appointed kitchen featuring brand-new Samsung appliances, to be delivered prior to closing. Every detail has been thoughtfully considered for both

comfort and quality. The builder also offers a standout bonus at no extra cost: the upper floor can be reconfigured into a stunning primary suite with ensuite simply by removing the wall between the two current bedrooms - ultimate flexibility to tailor the home to your lifestyle. The true showpiece is the expansive 1,100 sq ft basement, already roughed in for two additional bathrooms and two bedrooms. This blank canvas is yours to design, whether that means extra bedrooms, a home office, gym, or entertainment space, the potential here is exceptional. Life at CottageClub goes well beyond your front door. Enjoy year-round access to a private sandy beach, boat launch, fitness centre, hot tub, indoor pool, and sport courts, all within a secure gated community just 45 minutes from Calgary. With a refreshed price reflecting real value, this is your opportunity to own one of the most versatile and spacious homes at Ghost Lake. Whether it's your full-time residence or weekend escape, this home is built to grow with you. Book your private showing today - priced to move.