



**332 Cottageclub Way
Rural Rocky View County, Alberta**

MLS # A2293703



\$985,000

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|------------------|---|---------------|-------------------|
| Division: | Cottage Club at Ghost Lake | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,171 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, Low Ma | | |

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|--------------------|---------------------------|-------------------|--------------|
| Heating: | Electric, Fireplace(s) | Water: | Private |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | Holding Tank |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 247 |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stucco | Zoning: | DC123 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Beamed Ceilings, Ceiling Fan(s), High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s)

Inclusions: Gladiator shelving in garage, Fridge in garage, inflatable hot tub, microwave and beverage fridge in carriage house, pool table, BBQ, 4 mattresses in main house bunk room, 2 mattresses in carriage house

Welcome to your dream lake retreat at Ghost Lake – a truly exceptional property nestled on the largest developed lot in this prestigious gated community. This elegant and thoughtfully designed home backs onto a tranquil green space, offering the perfect blend of privacy, natural beauty, and high-end living. The luxury touches throughout such as premium triple-pane windows, offering superior comfort and energy efficiency along with the beautiful copper roof accents add timeless elegance and durability, reflective of the home's commitment to quality craftsmanship. Step inside the main house and be greeted by a breathtaking 21-foot vaulted ceiling that crowns the open-concept main floor. The wood-burning fireplace creates a cozy and inviting atmosphere, ideal for relaxing after a day on the lake or entertaining friends and family. A stylish powder room adds convenience and charm to the space. Upstairs, you'll find a cozy bunk room that sleeps four, perfect for kids or guests, alongside the primary bedroom and a 3-piece bathroom. The fully finished basement extends your living space with a generous recreation room and hosts the laundry area, offering both comfort and practicality. The magic continues outdoors where a wraparound deck invites you to host unforgettable gatherings under the stars. Lounge by the second wood-burning fireplace, unwind in the inflatable hot tub, or simply soak in the peaceful surroundings of this dark sky community. A separate carriage house offers even more flexibility, featuring its own coffee bar, queen sized bunk beds, and another 3-piece bathroom – perfect for hosting extended family, guests, or creating a private retreat space. As part of this exclusive lakeside community, you'll enjoy unmatched amenities including lake access, an indoor pool, hot tub, tennis courts, fitness facility, community dock,

kitchen, and beach volleyball courts – all set against the stunning backdrop of the Rocky Mountains. Whether you’re looking for a luxurious full-time residence or an upscale weekend getaway, this remarkable Ghost Lake property offers an unparalleled lifestyle. Don't miss this rare opportunity to own a premier piece of paradise – where nature, luxury, and community come together beautifully.