



306 CottageClub Link
Rural Rocky View County, Alberta

MLS # A2296125



\$840,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,183 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Private, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	Dc123
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	n/a		

WELCOME TO 306 CottageClub Link - Located in Phase 2, backing onto the walking trails, this stunning retreat just 12 minutes from Cochrane is nestled in a secure, gated community and offers year-round relaxation and adventure such as boating, hiking, ice skating and more without the hassle of long-distance travel. With over 1800 sq ft of developed living space, this property provides a luxurious yet laid back feel. Step inside to discover a BRIGHT open and functional floor plan. Floor to ceiling EXPANSIVE windows and CUSTOM BLINDS welcome you with an abundance of NATURAL SUNLIGHT creating a serene environment ideal for relaxation. The attention to detail is evident at every turn, showcasing the meticulous CRAFTSMANSHIP and thoughtful design that define this cottage built by CUSTOM HOME BUILDER Bow View Homes. The living room impresses with stunning 20-foot VAULTED ceilings and a pellet stove to provide warmth and inviting ambiance. Entertain in your BRIGHT, OPEN kitchen with stainless steel appliances, granite countertops, custom soft-close cabinetry, and access to the front COVERED PORCH. There is no lack of storage in this thoughtfully laid out kitchen perfect for all your entertaining needs. The main floor also includes a large back Foyer with BUILT IN storage, and a bedroom with a 3-piece bathroom across the hall. Upstairs the EXTRA-LARGE primary retreat easily accommodates a king size bed, includes two closets with a 3-piece bathroom. Completing the upstairs just outside the bedroom, a loft overlooking below and STUNNING VIEWS of the lake and the Rocky Mountains. Step down to the FULLY FINISHED basement where you will find a haven for relaxation, a great spot to set up a family games night or watch your favorite movie or sporting event. A large storage room and extra large 2-piece bathroom with

laundry complete the basement. Through the back door, step out onto another large, LARGE COVERED PORCH overlooking the fully landscaped backyard, a perfect spot for your morning coffee. Whether you are soaking up the sun by the water on a quick weekend getaway or embracing outdoor adventures during memorable summer or winter vacations, this property is the perfect blend of convenience, relaxation and year-round fun Residents have access to a private Recreation Centre that caters to your every leisure and fitness need. This center boasts an Indoor Pool, Outdoor Hot Tub, Fitness Center, Library, Outdoor Cooking Area, Tennis/Pickleball Courts, and a Great Room where the community hosts social activities. A private Boat Dock, Launch, and Beach Access along with numerous other amenities, this community offers a truly extraordinary living experience. Don't miss the chance to own a truly unique cottage in a welcoming community.