



**406 Cottageclub Cove**  
**Rural Rocky View County, Alberta**

**MLS # A2297871**



**\$980,000**

<b>Division:</b>	Cottage Club at Ghost Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Interior Lot, Level, Low Maintenance Landscape		

<b>Heating:</b>	Baseboard, Electric, Fireplace(s), Forced Air	<b>Water:</b>	Shared Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<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>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		
<b>Inclusions:</b>	N/A		

Modern architecture meets effortless lake living in this beautifully designed open-concept home. Soaring vaulted ceilings and a spacious great room with a cozy wood-burning fireplace create an inviting atmosphere, while durable laminate flooring flows throughout. The stylish kitchen opens to a generous dining area and sun-filled enclosed porch adding extra space for entertaining. A 4-piece bath completes the main level. Upstairs, escape to your private retreat featuring a massive bedroom with stunning mountain views right from your bed, a walk-in closet, and 3-piece ensuite. The lower level offers the ultimate hangout space with a cozy theatre room, 2 additional bedrooms, a 4-piece bath, and laundry is convenient. Step outside to take in breathtaking lake and mountain views from your front deck, complete with its own wood-burning fireplace, perfect for sunset evenings. Bonus! The double detached garage offers a fully finished bunkie on top, including a living area, bedroom, and 3-piece bath, ideal for guests. Located in a gated, amenity-rich community featuring a clubhouse, indoor pool, fitness centre, tennis courts, private beach access, walking trails, outdoor BBQs, pizza oven, observatory, and more. This is more than a home, it's a lifestyle.