



**216 Cottageclub Crescent  
Rural Rocky View County, Alberta**

**MLS # A2302814**



**\$939,000**

<b>Division:</b>	Cottage Club at Ghost Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Heated Garage, Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	In Floor	<b>Water:</b>	Private
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Full	<b>LLD:</b>	13-26-6-W5
<b>Exterior:</b>	Cement Fiber Board, ICFs (Insulated Concrete Forms), Vinyl Siding	<b>Zoning:</b>	DC123
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s)		

**Inclusions:** Main Floor Refrigerator, Basement Refrigerator, Bunky Refrigerator, Garage Shelving

This cottage is perfect for a growing family or multi-generational family living! This Cottage is very spacious offering plenty of extra storage and living spaces. Large family area on main floor with a pellet-stove fireplace and vaulted ceilings, you will enjoy the bedroom and loft on the second floor that over looks the family room and creates an open yet private invitation. It features a dining area for kids to study and family to gather. You will gain an added 1013.29 sq ft of basement area with 9ft ceilings with 2 - bedrooms, a separate entrance, and even a kitchenette. Each floor in this cottage/chalet interior style gives you in-floor heating on every floor which includes a heated garage and bunky located above the garage! The bunky is perfect to act as a guest suite when kids come back to visit or family comes to enjoy the recreational enjoyable experience Cottage Club offers all year round. Maybe the Bunky could double as your new office! You will back onto a walking trail for morning or afternoon walks.