



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2112307**



**\$924,000**

<b>Division:</b>	Cottage Club at Ghost Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,191 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Close to Clubhouse		

<b>Heating:</b>	In Floor, Hot Water	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 227
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	13-26-6-W5
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Storage, Wet Bar		

**Inclusions:** Dishwasher, refrigerators x3, stove, microwave hood fan, garage w/o controls

Welcome to the beautiful gated LAKE community of Cottage Club at Ghost Lake! Come relax and escape from the hustle and bustle of the busy lifestyle. Enjoy LAKE access, a boat launch, private BEACH area, playgrounds, indoor swimming pool, tennis, volleyball, BBQ area, and more! You will love this beautiful home with VAULTED ceilings and in flooring heating for all of the house and garage. There is a large front VERANDA for your enjoyment. The main level features a gourmet kitchen with QUARTZ countertops, an ISLAND, and STAINLESS STEEL appliances overlooking the living room with a pellet stove. The patio doors lead to your large yard and DECK. Upstairs you will find the primary bedroom, full bathroom, and a LOFT/BONUS room. The basement is extended under both decks with epoxy floors and fully FINISHED with a large living room, kitchenette, 2 more bedrooms, and another full bathroom. The oversized heated GARAGE comes complete with a workspace and a developed living quarter above the garage with a living room, kitchen, bedroom, and full bathroom. ICF block foundation for the house and garage. Enjoy the lake lifestyle so close to Calgary, Cochrane, and Canmore!