



**225 Cottage Club Crescent
Rural Rocky View County, Alberta**

MLS # A2191328



\$579,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	936 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Lake, Low Maintenance		

Heating:	Baseboard, In Floor, Electric, Fireplace(s)	Water:	Private
Floors:	Carpet, Hardwood, Tile	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Crawl Space, Separate/Exterior Entry, None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Starlink Satelight Dish

Nestled in the heart of Cottage Club, this charming open-concept home seamlessly combines modern comfort with rustic appeal. Situated within a gated community, it provides a peaceful sanctuary from the demands of everyday life. Featuring vaulted ceilings, hardwood flooring, an impressive wood fireplace enveloped in stone, creating a warm, welcoming atmosphere. The spacious loft with private balcony offers the perfect setting for a tranquil bedroom! Large windows flood the space with natural light while the Southwest-facing position ensures an abundance of sunshine throughout the day. Cottage Club offers not only stunning scenery but also an array of amenities, making it an ideal haven for outdoor enthusiasts and those seeking tranquility alike. With scenic landscapes and outdoor activities just steps away, or equally for those looking to relax and take it easy, while enjoying a peaceful environment and relaxation in the indoor pool or hot tub. Whether you desire a year-round residence or a recreational escape from the city, look no further!