



GRASSROOTS
REALTY GROUP

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649 Cottageclub Bend
Rural Rocky View County, Alberta

MLS # A2194242



\$795,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,126 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	Private
Floors:	Carpet, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan		

Inclusions:	Recreational Centre Wristbands
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OPEN HOUSE FEB 15, 2025 (1PM -3PM). Located in the coveted new phase of CottageClub, this brand new 3-bedroom, 2.5-bathroom home by Braemyn Homes is a masterpiece of quality and attention to detail. Nestled on one of the exclusive walkout lots, this property offers an unparalleled living experience with breathtaking views of the Rocky Mountains. TOTAL OVER 1700 SQ FT INTERIOR SPACE. From the moment you step inside, you'll be captivated by the meticulous craftsmanship and thoughtful design that defines this exceptional home. The open-concept living area is bathed in natural light, thanks to oversized windows that perfectly frame the stunning mountain vistas. The living room flows seamlessly into a state-of-the-art kitchen, complete with top-of-the-line stainless steel appliances, sleek quartz countertops, and a generous island that's perfect for both meal prep and casual dining. Upstairs, the master suite serves as a peaceful retreat with its spacious layout, luxurious ensuite bathroom, and ample walk-in closet. Two additional bedrooms provide plenty of space for family, guests, or a home office. The main bathroom features modern fixtures and finishes, ensuring comfort and style for everyone. One of the standout features of this home is the elevated deck, accessible from the main living area. Imagine sipping your morning coffee or hosting evening gatherings while enjoying the panoramic views of the Rockies. The walk-out basement offers additional living space and direct access to the backyard, making it ideal for entertaining or creating a private oasis. Set in the charming community of CottageClub, residents have access to a range of amenities, including a clubhouse, swimming pool, and private beach. This property not only promises an exceptional living experience but also a lifestyle of relaxation and luxury. Don't miss the opportunity to make this

extraordinary home your own.