



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**46 Cottageclub Lane**  
**Rural Rocky View County, Alberta**

**MLS # A2205925**



**\$604,900**

<b>Division:</b>	Cottage Club at Ghost Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,020 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 240
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC-123
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

\$10,000 In Landscaping Upgrades! Welcome to CottageClub at Ghost Lake—a Premier Gated Community where Mountain Views, Crystal-Clear Waters, and an unbeatable Summer Vibe set the tone for Everyday Living or the Perfect Weekend Escape. Just 12 minutes from Cochrane, this Vibrant Lakeside Community offers the Ideal Balance of Relaxation, Recreation, and Refined Comfort. Whether you're searching for a four-season retreat, a summer getaway, or a weekend recharge spot, this property delivers. Enjoy Full Access to Top-Tier Amenities Including a Stunning Clubhouse with Lake-View Patios, a fitness center, private beach, boat launch, three BBQ areas, Indoor Pool and more! It's not just a place to live—it's a lifestyle. Inside, you'll find a beautifully appointed 4-bedroom, 3-bathroom home with over 1,000 sq. ft. of thoughtfully designed living space. The Open-Concept Main Floor features Soaring Vaulted Ceilings, Upscale Finishes, Stainless Steel Appliances, and a welcoming atmosphere that's perfect for hosting or simply unwinding. The spacious Primary Suite Perfect for a King Bed is a Private Retreat, complete with a Luxurious 5-piece Ensuite and Walk-In Closet. Downstairs, with a PRIVATE ENTRANCE, is the fully finished lower level which impresses with 9'—12 ft. ceilings, a SUMMER KITCHEN, two Additional Bedrooms, a full bathroom, and Laundry Room. There is also Convenient Clubhouse Laundry facilities for all those post-beach-day essentials! Whether you're Soaking in the Summer Sun, enjoying Cozy Winter Nights, or Making Memories on the Lake, CottageClub offers the Comfort of Home and Charm of a Cottage—all in a setting you'll never want to leave.

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