



GRASSROOTS
REALTY GROUP

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46 Cottageclub Lane
Rural Rocky View County, Alberta

MLS # A2205925



\$620,000

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

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC-123
Foundation:	Poured Concrete	Utilities:	-
Features:	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)		
Inclusions:	N/A		

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, the fully finished lower level impresses with 9'12 ft. ceilings, a cozy bar area, two Additional Bedrooms, a full bathroom, and Laundry—PLUS, convenient access to 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 Charm of a Cottage with the Comfort of Home—all in a setting you'll never want to leave.