



GRASSROOTS
REALTY GROUP

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456 Cottageclub Cove
Rural Rocky View County, Alberta

MLS # A2207399



\$899,900

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,110 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Sloped		

Heating:	In Floor, Electric, Hot Water, Wood Stove	Water:	Private
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 247
Basement:	Finished, Full, Walk-Out To Grade	LLD:	13-26-6-W5
Exterior:	Composite Siding	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Skylight(s), Vaulted Ceiling(s)		

Inclusions: All TV Mounts, Camera System + Hardware, Bidet, Outdoor steam shower

TURN KEY, Four Season Recreational Living can be your home or cottage! This Cottage comes FULLY Furnished with 180K in UPGRADES!!!! Cottage Club is home to a community, recreational fun, and the best memories at this stunning lake access location. You will feel safe with its gated entrance. Located on Ghost Lake, you will be 30 MINUTES TO CALGARY and 45 MINS TO CANMORE! It's the perfect location for both mountain fun and city enjoyment. This home is sure to impress you with its TWO large decks facing the lake! You can sit all summer and winter long with its stunning views, and deer that roam around. It comes featured with VAULTED CEILINGS, SKYLIGHTS, 2 LARGE decks, WALKOUT basement, OUTDOOR SHOWER, & INDOOR STEAM SHOWER that offer warm SPA LIKE FEATURES, and a SPACIOUS PROPERTY for numerous parking including plenty room for your water vehicles, or the opportunity to build a garage with a loft style function for added space! A total of 3 bedroom on each floor, 3 Full Bath. Treat yourself with this loft style master, ensuite with double sink and a walk-in closet! Stay cozy with in-floor heating. The walkout basement is built to entertain family & friends with built-in surround sound, wet bar, light cream epoxy floor that are heated AND a spacious family area, we know you will have many memorable moments here with your friends and family. This home has the opportunity to come fully furnished. You won't want to miss this one! Come take a look and enjoy the Views!!!