

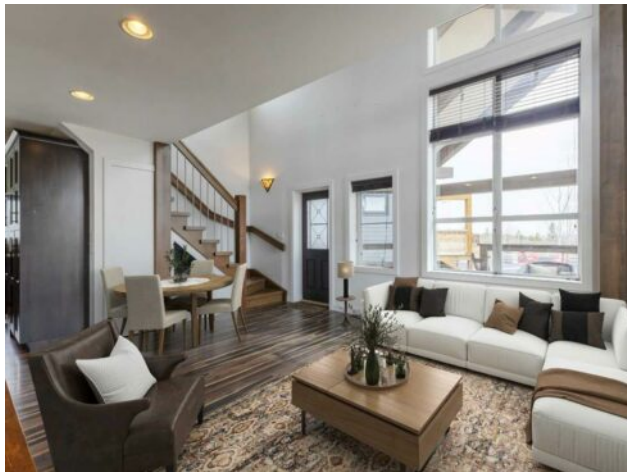


**GRASSROOTS**  
REALTY GROUP

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**359 CottageClub Way**  
**Rural Rocky View County, Alberta**

**MLS # A2210234**



**\$799,000**

<b>Division:</b>	Cottage Club at Ghost Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,144 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Close to Clubhouse, Garden, Landscaped, L		

<b>Heating:</b>	Forced Air, Pellet Stove	<b>Water:</b>	Drinking Water, Private
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 247
<b>Basement:</b>	Crawl Space, Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	DC-123
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan		

**Inclusions:** Kayaks, kayak trailer, utility trailer - not included but for sale

Welcome to the Cottage! Escape the ordinary in this stunning retreat just minutes from Cochrane. Nestled in a secure, gated community, it offers year-round relaxation and adventure, boating, hiking, ice skating, and more without the hassle of long-distance travel. Whether you are soaking up the sun by the water on a quick weekend getaway or embracing outdoor adventures during memorable summer or winter vacations, this property is the perfect blend of convenience, relaxation and year-round fun. Crafted with enduring European timber frame construction, this turnkey property was featured on a home and garden television show, boasting unmatched design that sets it apart from any other property at CottageClub. Immaculately maintained, it backs onto quiet green space for ultimate privacy. The garden and herb boxes await your personal touch. Inside, an open concept living area showcases soaring ceilings and exposed timber beams. Cozy up by the high-end pellet stove or entertain in the chef's kitchen with stainless steel appliances, granite countertops, custom soft-close cabinetry, and a private BBQ patio. There is no lack of storage in this thoughtfully laid out kitchen. The main floor also includes a large bedroom and powder room. The primary retreat upstairs easily accommodates a king size bed, includes custom built in cabinetry, offers stunning views and a private balcony. Next to the bedroom, a 4-piece bathroom and a spacious loft, overlooking the living room below, with a view of the backyard through the floor to ceiling custom windows. In addition to the main cottage, this property boasts a separate bunkhouse that offers versatility and additional space for your family and guests. Whether you have children who crave their own adventure, or you frequently welcome visitors seeking a retreat of their own, this bunkhouse is a charming escape waiting to be

explored. Outside, a large South facing deck is perfect for entertaining during the day or relaxing under the Gemstone lights at night. Tucked away between the two buildings is a beautiful custom cedar sauna. This luxurious sanctuary invites you to indulge in the ultimate relaxation experience where you can unwind and rejuvenate after a long day on the lake or the ski hill. The property also features a large, grassy backyard area, providing plenty of room for outdoor activities. Residents have access to a private Recreation Centre that caters to your every leisure and fitness need. This center boasts an Indoor Pool, Outdoor Hot Tub, Fitness Center, Library, Outdoor Cooking Area, Tennis/Pickleball Courts, and a Great Room where the community hosts social activities. Outside, a private Boat Dock, Launch, and Beach Access along with numerous other amenities, this community offers a truly extraordinary living experience. In the winter you can enjoy Ice Skating, Ice Fishing, or maybe a quick game of shinny with the neighbours. Don't miss the chance to own a truly unique cottage in a welcoming community.