

# \$974,500 - 216 Cottageclub Crescent, Rural Rocky View County

MLS® #A2204834

**\$974,500**

4 Bedroom, 4.00 Bathroom, 1,284 sqft  
Residential on 0.13 Acres

Cottage Club at Ghost Lake, Rural Rocky View County, Alberta

This gorgeous 4 season home located in the stunning gated community of COTTAGECLUB located on GHOST LAKE. Year round recreational living with lake access and seasonal recreational fun for the family. Whether this all season home becomes your cottage or becomes your home you will not be disappointed. You gain a community, access to the recreational centre that provides your family with indoor swimming, a year round maintained hot tub, a community kitchen, gym, tennis courts, private beach, community firepit and yes much more. You will have daily breathtaking views of the Rockies, turquoise glacier lake (GHOST LAKE), and walking trails within this community. Cottage Club is located on Hwy 1A, which means you will be even closer to Kananaskis, and 45 mins to Canmore. This home has been hand crafted with the finest craftsmanship. This home has 3+ Bd, 2.5+ bath. You will be greeted with a large kitchen, warm feet with its in-floor heating, a spacious dining area to host friends and family which opens to the back deck for more hosting! You will have open concept living area where you can sit with the pellet stove on winter nights AND spectacular vaulted ceiling that makes you feel cozy all year round. This home has lots of storage, and an extra bonus room upstairs which will give you an added area to create something special which leads



to a balcony.

You will gain a separate entrance to the basement with a large rec room, laundry room, dinette and yes, even more! In addition to the multiple spaces this home has, you will gain a heated detached single garage with work area plus an additional added space attached to it. Above the garage you will have your own bunky with an added bedroom, 4pc bath, this will offer you time for resting, creating or hosting family!

Built in 2022

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2204834    |
| Price          | \$974,500   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,284       |
| Acres          | 0.13        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 216 Cottageclub Crescent   |
| Subdivision | Cottage Club at Ghost Lake |
| City        | Rural Rocky View County    |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T4C1C3                     |

### Amenities

Amenities Beach Access, Boating, Clubhouse, Coin Laundry, Indoor Pool, Picnic Area, Playground, Party Room, Racquet Courts, Recreation Facilities,

|                |                                   |
|----------------|-----------------------------------|
|                | Spa/Hot Tub                       |
| Parking Spaces | 6                                 |
| Parking        | Additional Parking, Single Garage |
| # of Garages   | 1                                 |
| Has Pool       | Yes                               |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Open Floor Plan, Front Entrance, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Oven, Range                                   |
| Heating           | In Floor, Electric, Fireplace(s), Hot Water                        |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Pellet Stove   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full                                     |



## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Fire Pit  |
| Lot Description   | Back Yard, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Asphalt Shingle  |
| Construction      | Composite Siding, ICFs (Insulated Concrete Forms)          |
| Foundation        | ICF Block  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2025 |
| Days on Market | 12               |
| Zoning         | DC123            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Coldwell Banker United |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.