

# \$800,000 - 243 Cottageclub Crescent, Rural Rocky View County

MLS® #A2183591

**\$800,000**

2 Bedroom, 3.00 Bathroom, 1,023 sqft  
Residential on 0.14 Acres

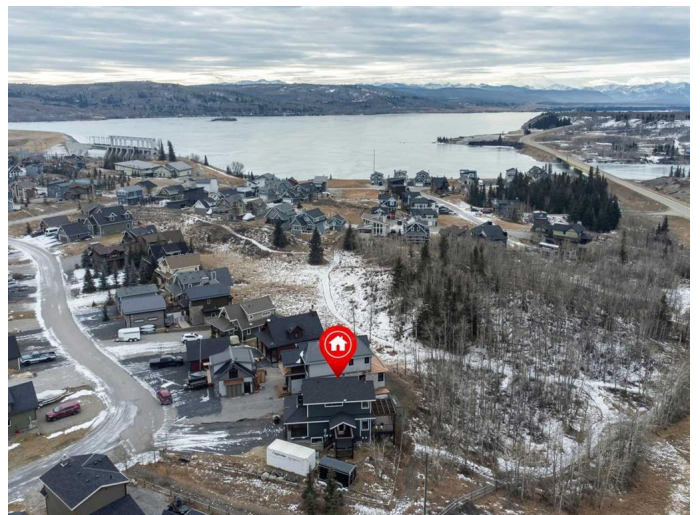
Cottage Club at Ghost Lake, Rural Rocky View County, Alberta

Nestled amidst towering trees and embraced by fresh mountain air, this home boasts a level of quality that is truly rare to find. Step inside to discover an open-concept living space that invites the natural light to flood every corner, creating a warm and inviting atmosphere perfect for relaxation and hosting guests. As you venture outdoors, you'll find yourself immersed in a peaceful paradise, where the porch becomes your personal oasis for sipping coffee or stargazing at night. The unbeatable location of this property places you just minutes away from sparkling lake waters and picturesque mountain trails, offering endless opportunities to connect with the great outdoors. Whether you desire a day of kayaking, hiking, or simply appreciating the beauty of nature, your next adventure is always within reach. Combining luxurious RARE WOOD FINISHINGS with the serenity of nature, this treetop sanctuary is nestled in the heart of CottageClub Phase 1. Don't miss the SECRET MOVIE THEATRE in the basement!

Built in 2022

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2183591  |
| Price  | \$800,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,023       |
| Acres          | 0.14        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 243 Cottageclub Crescent   |
| Subdivision | Cottage Club at Ghost Lake |
| City        | Rural Rocky View County    |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T4C1B1                     |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Trash, Beach Access, Clubhouse, Coin Laundry, Community Gardens, Fitness Center, Picnic Area, Playground, Pool, Recreation Facilities, Spa/Hot Tub, Snow Removal |
| Parking Spaces | 6  |
| Parking        | Off Street   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Bar, Bookcases, Ceiling Fan(s), Granite Counters, Open Floorplan, Recessed Lighting, Wet Bar |
| Appliances        | Dishwasher, Bar Fridge, Built-In Oven, Range Hood   |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard                   |
| Lot Description   | Pie Shaped Lot                 |
| Roof              | Asphalt Shingle                |
| Construction      | Wood Frame, Cement Fiber Board |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 15th, 2024 |
| Days on Market | 89                  |
| Zoning         | DC123               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.