# \$750,000 - 642 Cottageclub Bend, Rural Rocky View County

MLS® #A2208202

## \$750,000

2 Bedroom, 2.00 Bathroom, 949 sqft Residential on 0.11 Acres

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

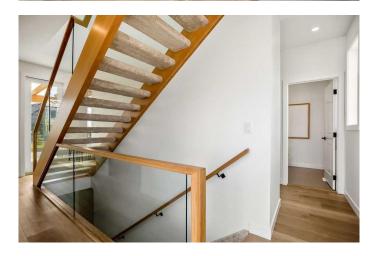
Crafted by a custom home builder, this new

home showcases care and custom design throughout. Every inch of this 950 square foot home has been thoughtfully planned and executed, creatively utilizing every square inch. Main floor features a functional layout with half bath, living room, dining room and kitchen. Kitchen is an optimal u-shape offering ample cabinetry and counterspace. Overlooking the dining area which is upgraded with a tray ceiling and encased with oversized windows that flood the space with an abundance of natural light. Off the kitchen and dining area you will find the cozy living room with an upgraded Napoleon fireplace. This space offers direct access through an oversized doorway to the very large 17x12 deck. An exceptional place to spend summer evenings barbecuing and spending time with friends and family! The thoughtfully designed staircase with glass railing leads you to the upper level. Here you will find a large 4-piece bathroom with dual sinks, 2 bedrooms and a linen closet. Both bedrooms feature functional closets, with the primary bedroom spanning an impressive 100 square feet. The front bedroom is particularly unique, featuring a vaulted ceiling, mountain views captured through the oversized windows. In the basement you will

find the laundry and a large unfinished space awaiting a custom touch. The space, and







window size can accommodate an additional bedroom and also a bathroom (roughed in), plus living space. Making it a very functional and exceptional future value add to this home. Outside you can enjoy the sunny front West facing porch under the striking timber pergola. Exterior siding is a durable composite providing piece of mind. This home comes with front parking, a garage could still be added at an additional cost. No expense has been spared in using upgraded materials throughout the building process and in the finishing touches. Features include Duradek on the front and back decks, stone countertops, and upgraded plumbing and lighting fixtures throughout. Conveniently located around the corner from the main entrance of this gated community and within walking distance to the lake and recreation center, this property offers exceptional value at the listed price point. Residents can enjoy the community's incredible and unique amenities, such as an indoor pool, hot tub, fitness center, sandy beach, outdoor grill, playgrounds, numerous walking paths, and much more. Only 45 minutes from Calgary, and 10 minutes to the amenity rich town of Cochrane makes comfortable 4-season cottage living a reality. This home is currently under construction with targeting completion in June/July. There is still some opportunity for custom upgrades, if you act fast.

#### Built in 2025

### **Essential Information**

MLS®# A2208202 Price \$750,000

1

Bedrooms 2 2.00 Bathrooms Full Baths 1 Half Baths

Square Footage 949
Acres 0.11
Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 642 Cottageclub Bend

Subdivision Cottage Club at Ghost Lake

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T4C 1B1

#### **Amenities**

Amenities Beach Access, Clubhouse, Community Gardens, Fitness Center, Indoor

Pool, Picnic Area, Playground, Racquet Courts, Snow Removal, Spa/Hot

Tub, Trash

Parking Spaces 2

Parking Front Drive, Parking Pad

#### Interior

Interior Features No Animal Home, No Smoking Home, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Humidifier, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lake, Level,

Sloped, Views

Roof Asphalt Shingle, Metal

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 4th, 2025

Days on Market 74

Zoning DC123

# **Listing Details**

Listing Office Real Broker

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