

# \$945,000 - 216 Cottageclub Crescent, Rural Rocky View County

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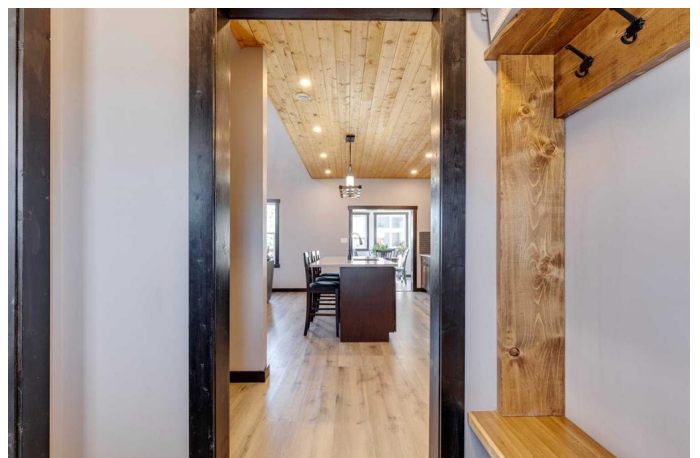
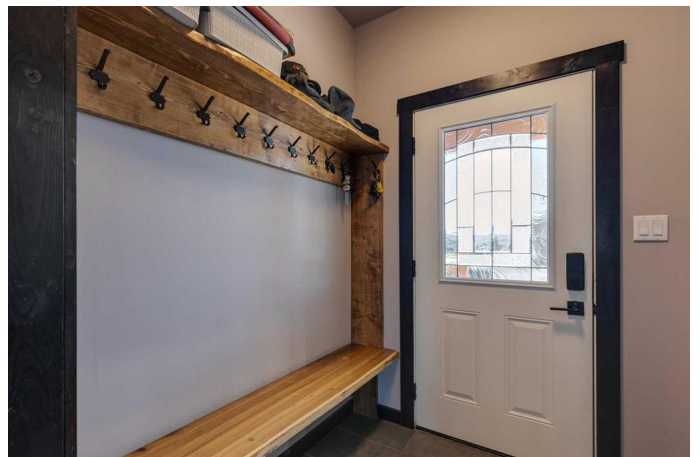
MLS® #A2248971

**\$945,000**

4 Bedroom, 4.00 Bathroom, 1,174 sqft  
Residential on 0.12 Acres

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

Rarely does a home of this size and quality come to market in CottageClub. This 4-bedroom, 4-bath modern chalet blends exceptional craftsmanship with thoughtful design and high-efficiency construction, making it perfect for year-round living or luxurious weekend escapes. From the moment you step inside, you'll notice the attention to detail: soaring ceilings, expansive windows filling the home with natural light, and premium finishes throughout. The open-concept main floor is ideal for entertaining, with a spacious living area anchored next to comforting pellet stove, a gourmet kitchen with custom cabinetry, and a dining space that flows seamlessly to the outdoor deck. Comfort is built in at every level, thanks to in-floor heating throughout the home and highly efficient ICF block insulation that keeps energy costs low in all seasons. The upper floor features a primary suite and large washroom and upper-sitting area next to beautiful Juliet balcony. Downstairs you will find two spacious bedroom, lower living room, 3-piece washroom and large wet-bar. Perfect for guest or extending family. The detached garage offers even more flexibility with its lofted design – ideal for a guest suite, with granite countered summer kitchen, large bedroom and 4-piece bathroom. Located in the matured original Phase of CottageClub,



youâ€™ll enjoy access to premium community amenities, including a clubhouse, fitness centre, private beach, tennis courts, and miles of scenic trails. This is more than a property â€” itâ€™s a lifestyle. Whether youâ€™re looking for a primary residence or a recreational haven, this home delivers unmatched space, quality, and value in one of Albertaâ€™s most desirable lakefront communities.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248971    |
| Price          | \$945,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,174       |
| Acres          | 0.12        |
| 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 | T4C1B1                     |

**Amenities**

|           |                                                                                                                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Beach Access, Clubhouse, Coin Laundry, Fitness Center, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Snow Removal, Trash, Boating, Community Gardens, Game Court Interior, |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                |                          |
|----------------|--------------------------|
|                | Indoor Pool, Spa/Hot Tub |
| Parking Spaces | 6                        |
| Parking        | Single Garage Detached   |
| # of Garages   | 1                        |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s) |
| Appliances        | Built-In Refrigerator, Dishwasher, Garage Control(s), Microwave, Washer/Dryer, Built-In Range           |
| Heating           | In Floor, Fireplace(s)                                                                                  |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Pellet Stove                                                                                            |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full                                                                                          |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit                                               |
| Lot Description   | Private                                                         |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Cement Fiber Board, Wood Frame, ICFs (Insulated Concrete Forms) |
| Foundation        | ICF Block                                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 80                |
| Zoning         | DC123             |

### Listing Details

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

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