

405 Cottageclub Cove
Rural Rocky View County, Alberta

MLS # A2214472



\$969,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,178 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Waterfront		

Heating:	Forced Air	Water:	Private
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Recreational Centre Wristbands, TV mounted on basement wall, window coverings, BBQ on back deck.

Welcome to 405 CottageClub Cove! Nestled in the coveted Waterfront Phase of CottageClub, this exceptional home offers both luxury and functionality. Featuring two spacious bedrooms and four bathrooms, there's also the potential to create two additional informal bedrooms in both the basement and above the detached garage. Upon entering, you're greeted by a grand foyer with ample built-in storage and a conveniently located powder room. The chef's kitchen is a showstopper, with a large central island, high-end appliances, sleek quartz countertops, and abundant storage space that makes meal prep a breeze. The living room boasts soaring ceilings and expansive windows that frame the breathtaking water and mountain views—an exclusive sight only offered to a select few in CottageClub. From here, you can easily step out onto the back deck, featuring a built-in outdoor kitchen perfect for entertaining guests on warm summer days. Upstairs, you'll find a generous primary suite with a private terrace overlooking the water, an elegant 3-piece ensuite with tasteful tile finishes, and a second bedroom that doubles as an ideal home office. The fully finished basement offers versatile living space, including a large optional bedroom, a 3-piece bathroom, and a custom wine rack. If you need extra space for guests or adult children, the bonus suite above the detached double garage provides a private retreat, complete with its own bathroom. Don't miss out on this rare opportunity to own a piece of Alberta's best-kept secret. Book your private tour today and experience the CottageClub lifestyle like never before!