

\$895,000 - 421 Cottageclub Cove, Rural Rocky View County

MLS® #A2103216

\$895,000

2 Bedroom, 3.00 Bathroom, 1,181 sqft
Residential on 0.13 Acres

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

QUICK POSSESSION AVAILABLE as well as PRE-INSPECTION REPORT available for early peace of mind! Enjoy "lake life living" this summer! This 4-SEASON home in the Cottage Club has it all! This 3-bedroom property is PERFECT for the whole family!!! You will be impressed from the moment you lay eyes on this property. A beautiful boardwalk connects the 21x21 DOUBLE DETACHED GARAGE to the main home. A couple stairs up & enter the enclosed front porch which is lovely for enjoying your morning coffee or cozying up with a great book. Thru here, you enter the home. Be wow'd with the top end finishings throughout. This OPEN CONCEPT floor plan is the perfect setup for families or entertaining. The living room offer a dramatic 2-storey fireplace. The kitchen is top notch with MIELE s/s appliances, glossy white modern panel cabinets & sleek quartz counters. A custom dining table attaches seamlessly to the center island. The patio doors open up to the WEST FACING deck and amazing lake & mountain views. Upstairs offer a nice living space, open to below and capitalizing on the incredible views! You will also find a great sized bedroom & 3pcs bathroom. The Primary Suite takes up the entire lower level walkout! A private escape to the backyard here. A true SPA 5pcs Ensuite with infloor heat, steam shower, deep soaker tub and dual vanity. The detached



GROSS AREA 421 Cottageclub Cove - Rocky View County
FIRST FLOOR: 725.08 Sqft, SECOND FLOOR: 456.33 Sqft
BASEMENT: 973.54 Sqft
TOTAL: 1,181.41 Sqft

SEEK AND CONSIDERATIONS ARE APPROXIMATE. ACTUAL MAY VARY.

garage has a FINISHED STUDIO on top with 2pc BATH & KITCHENETTE area - perfect for those working from home OR hosting guests on the weekend! Loads of storage space under the front deck for all your water toys. Located in the desirable Phase 3 of the community, close to the Clubhouse & Lake. \$210/month condo fee includes this fully gated community, clubhouse complete with indoor pool, fitness center, library, outdoor hot tub, outdoor tennis courts, beach volleyball, private beach access & boat launch!

Built in 2018

Essential Information

MLS® #	A2103216
Price	\$895,000
Sold Price	\$880,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,181
Acres	0.13
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	421 Cottageclub Cove
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, Boating, Clubhouse, Fitness Center, Indoor Pool, Party Room, Playground, Racquet Courts, Snow Removal, Spa/Hot Tub, Trash
Parking Spaces	6
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Master Downstairs, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Oven-Built-In, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Electric, Fireplace(s), Forced Air, Heat Pump
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2024
Date Sold	February 27th, 2024
Days on Market	13
Zoning	DC-123
HOA Fees	0.00

Listing Details

Listing Office	The Real Estate District
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