

\$839,000 - 347 Cottageclub Way, Rural Rocky View County

MLS® #A2115215

\$839,000

2 Bedroom, 3.00 Bathroom, 1,080 sqft
Residential on 0.16 Acres

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

WELCOME TO 347 COTTAGECLUB WAY!

Located in Phase 2 backing onto GREENSPACE and walking trails, this stunning cottage with over 2000 sq ft of developed living space has been EXTENSIVELY UPGRADED to provide a luxurious yet laid back feel. A few items to highlight include HICKORY interior doors, nest co2 smoke detectors, WIFI heating, AC, custom shelving, and flagstone tile. Step inside to discover a BRIGHT open and functional floor plan. VAULTED ceilings with floor to ceiling windows and CUSTOM BLINDS welcome you with an abundance of NATURAL SUNLIGHT, providing an unobstructed view of the backyard. The attention to detail is evident at every turn, showcasing the meticulous CRAFTSMANSHIP and thoughtful design that define this cottage built by CUSTOM HOME BUILDER Bow View Homes. The living room impresses with stunning 20-foot vaulted ceilings & an eye-catching stone fireplace and custom built mantel RESCUED AND REFURBISHED FROM THE 2013 FLOODS creates a warm and inviting ambiance. The heart of the home, a DREAM KITCHEN features an oven and STEAMOVEN, Miele appliances, farmhouse sink, ample Legacy CUSTOM CABINETS with pull out drawers and inserts with a bonus WALK-IN PANTRY. Soft geometric tile backsplash along with



shelves rather than upper cabinets to showcase your treasured items adds a WARM AND INVITING SPACE to entertain your family and friends.

The primary retreat is your PRIVATE OASIS featuring a BUILT-IN DRESSER, a balcony overlooking the backyard with VIEWS OF THE LAKE for the perfect spot to curl up and read a book while watching the sunset. A spa like en-suite with a TOUCH OF OLD COUNTRY showcases a glass enclosed tub, dual sinks and tile flooring is the perfect space to enjoy your morning coffee while preparing for the day. An OVERSIZED walk-in closet with a dedicated DRESSING TABLE completes the upper level.

Step down to the FULLY FINISHED basement and you will find a haven for relaxation or a great spot to set up a family games night or watch your favorite movie or game. Custom BUILT-IN CABINETS and SHELIVING surround the electric fireplace providing plenty of STORAGE for all your needs. Finishing off the basement, an extra-large bedroom with enough space for 2 beds or more, a 3-piece bathroom and large utility room.

The bunkhouse above the double detached heated garage is the perfect, private space for all your guests. A two-piece bathroom, and a PEEK A BOO ROOM adds extra space for the little ones for an overnight stay.

The recreation center includes a POOL, fitness room, gourmet kitchen, hall for small or large functions, outdoor BBQ area, and OUTDOOR hot tub is vibrant and open year-round.

Tennis/pickleball, beach volleyball courts, community gardens, firepit, BBQs, numerous parks and extensive trails are scattered throughout the community. Welcome to your new Cottage!

Built in 2016

Essential Information

MLS® #	A2115215
Price	\$839,000
Sold Price	\$820,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,080
Acres	0.16
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	347 Cottageclub Way
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, Community Gardens, Fitness Center, Game Court Interior, Indoor Pool, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Spa/Hot Tub
Parking Spaces	8
Parking	Double Garage Detached

Interior

Interior Features	Bidet, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Induction Cooktop, Microwave, Refrigerator
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Basement, Electric, Living Room, Mantle, Masonry, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Fruit Trees/Shrub(s), Front Yard, Garden, Low Maintenance Landscape, No Neighbours Behind, Private, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	April 11th, 2024
Days on Market	22
Zoning	DC-123
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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