

503 Cottageclub Bay
Rural Rocky View County, Alberta

MLS # A2287380



\$785,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,103 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Front Drive, Oversized, Parking Pad, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Close to Clubhouse, Corner Lot, Cul-De-Sac, Low Maintenance Landscape, N		

Heating:	Electric, Forced Air	Water:	Private
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	13-26-6-W5
Exterior:	Composite Siding, Wood Frame	Zoning:	DC-123
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Primary Downstairs		
Inclusions:	N/A		

Location matters in CottageClub and this one nails it. Perfectly positioned on a sunny corner lot just steps from the clubhouse, pool, fitness centre, and tennis courts, you are right in the heart of the action without sacrificing privacy. Backing onto natural landscape, this property gives you that rare blend of connection and calm. Morning coffee on the porch. Evening walks to the beach. Last minute swims without packing a bag. It is all right there. The oversized single garage is more than just storage. Above it, a fully finished bunkie with its own bedroom and two piece bath creates the ultimate guest retreat. Teen hangout. Weekend visitors. Quiet workspace. You will use it more than you think. Inside the main home, the south facing front porch welcomes you in, while a striking floor to ceiling wood burning fireplace anchors the living room. It feels like a proper lake house. Warm. Inviting. Designed for long conversations and slow mornings. The main floor offers a primary bedroom, three piece bath, bright kitchen, dining, and living areas that flow seamlessly to the expansive back deck. Out back, another wood burning fireplace sets the tone for late night gatherings, wine with friends, and summer evenings that stretch on forever. Upstairs, you will find three additional bedrooms and a four piece bath, giving you room for family, guests, or both. The partially finished basement offers flexibility for a rec space, storage, or future development, plus the convenience of washer and dryer for full time living or extended stays. All of this sits within the gated community of CottageClub, where the lifestyle is the real luxury. Private beach and boat launch. Indoor pool and fitness centre. Library, professional kitchen, outdoor pizza oven, sport courts, beach volleyball, and walking trails woven throughout. Condo fees remain a modest \$250 per month, giving you access to an experience that feels like a

year round vacation. If you are looking for one of the better positioned homes in CottageClub with space, flexibility, and that true lake house feel, this is it.