

## 647 Cottageclub Bend Rural Rocky View County, Alberta

**MLS # A2208213**



**\$800,000**

<b>Division:</b>	Cottage Club at Ghost Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	949 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Front Drive, Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Lake, Level, Sloped, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	\$ 240
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC123
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

**\*Immediate Possession Available\*** Crafted by a custom home builder, this preconstruction walkout home showcases care and custom design throughout. Every inch of this 950 square foot home has been thoughtfully planned and executed, creatively utilizing every square inch. Main floor has been designed around the picturesque mountain views captured by the wall of windows, and the 12 ft vaulted ceilings in the living area. This main level features a functional layout with half bath, living room and kitchen. Kitchen is open and offers custom kitchen cabinetry, with impressive 9 ft island. Even more impressive is the almost 350 sq ft South West facing deck. Looking over the mountains, this is truly where you want to spend your summer! The thoughtfully designed open riser staircase leads you to the upper level. Here you will find a large 4-piece bathroom and 2 bedrooms both featuring functional closets. In the basement you will find the laundry and a huge 850 sq ft unfinished space awaiting a custom touch. The space, and window size can accommodate an additional 3 bedrooms and a bathroom (roughed in), plus living space and even wet bar. Making it a very functional and exceptional future value add to this home. Outside you can enjoy the large porch under the striking timber pergola. Exterior siding is a durable composite providing piece of mind. This home comes with front parking, a garage could still be added at an additional cost. No expense has been spared in using upgraded materials throughout the building process and in the finishing touches. Features include Duradek on the front and back decks, Lux windows, stone countertops, and upgraded plumbing and lighting fixtures throughout. Conveniently located around the corner from the main entrance of this gated community and within walking distance to the lake and recreation center, this property offers

exceptional value at the listed price point. Residents can enjoy the community's incredible and unique amenities, such as an indoor pool, hot tub, fitness center, sandy beach, outdoor grill, playgrounds, numerous walking paths, and much more. Only 45 minutes from Calgary, and 10 minutes to the amenity rich town of Cochrane makes comfortable 4-season cottage living a reality.