

\$800,000 - 647 Cottageclub Bend, Rural Rocky View County

MLS® #A2208213

\$800,000

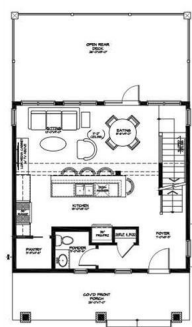
2 Bedroom, 2.00 Bathroom, 949 sqft
Residential on 0.12 Acres

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

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.



MAIN FLOOR AREA: 600 SQ. FT.
COVERED FRONT PORCH: 182 SQ. FT.
OPEN REAR DECK: 338 SQ. FT.

#647 COTTAGE CLUB BEND



2 BEDROOMS | 1.5 BATHS
949 SQUARE FEET

UPPER FLOOR AREA: 349 SQ. FT.

The Developer reserves the right to make modifications or substitutions to building design, specifications and floorplans to maintain the high standards of this project. Square footages are based on preliminary architectural measurements and may be subject to change. E & O.E.



DEVELOPED LOWER: 850 SQ. FT.

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. This home is currently under construction with targeting completion in June/July. There is still some opportunity for custom upgrades, if you act fast!

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2208213 |
| Price | \$800,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 949 |
| Acres | 0.12 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |

| | |
|--------|----------|
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 647 Cottageclub Bend |
| Subdivision | Cottage Club at Ghost Lake |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C1B1 |

Amenities

| | |
|----------------|--|
| Amenities | Beach Access, Clubhouse, Community Gardens, Fitness Center, Indoor Pool, Picnic Area, Playground, Racquet Courts, Snow Removal, Spa/Hot Tub, Trash |
| Parking Spaces | 2 |
| Parking | Front Drive, Gravel Driveway, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | None |
| Lot Description | Lake, Level, Sloped, Views |
| Roof | Asphalt Shingle, Metal |
| Construction | Composite Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 20 |

Zoning

DC123

Listing Details

Listing Office

Real Broker

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