

\$795,000 - 649 Cottageclub Bend, Rural Rocky View County

MLS® #A2194242

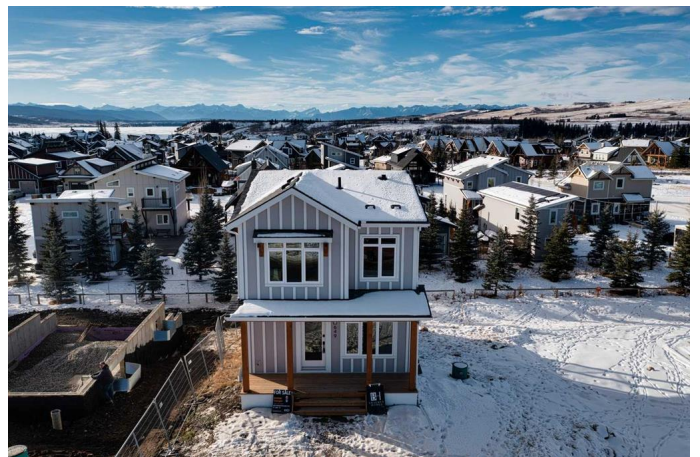
\$795,000

3 Bedroom, 3.00 Bathroom, 1,126 sqft
Residential on 0.11 Acres

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

OPEN HOUSE FEB 15, 2025 (1PM -3PM).

Located in the coveted new phase of CottageClub, this brand new 3-bedroom, 2.5-bathroom home by Braemyn Homes is a masterpiece of quality and attention to detail. Nestled on one of the exclusive walkout lots, this property offers an unparalleled living experience with breathtaking views of the Rocky Mountains. TOTAL OVER 1700 SQ FT INTERIOR SPACE. From the moment you step inside, you'll be captivated by the meticulous craftsmanship and thoughtful design that defines this exceptional home. The open-concept living area is bathed in natural light, thanks to oversized windows that perfectly frame the stunning mountain vistas. The living room flows seamlessly into a state-of-the-art kitchen, complete with top-of-the-line stainless steel appliances, sleek quartz countertops, and a generous island that's perfect for both meal prep and casual dining. Upstairs, the master suite serves as a peaceful retreat with its spacious layout, luxurious ensuite bathroom, and ample walk-in closet. Two additional bedrooms provide plenty of space for family, guests, or a home office. The main bathroom features modern fixtures and finishes, ensuring comfort and style for everyone. One of the standout features of this home is the elevated deck, accessible from the main living area. Imagine



sipping your morning coffee or hosting evening gatherings while enjoying the panoramic views of the Rockies. The walk-out basement offers additional living space and direct access to the backyard, making it ideal for entertaining or creating a private oasis. Set in the charming community of CottageClub, residents have access to a range of amenities, including a clubhouse, swimming pool, and private beach. This property not only promises an exceptional living experience but also a lifestyle of relaxation and luxury. Don't miss the opportunity to make this extraordinary home your own.

Built in 2024

Essential Information

MLS® #	A2194242
Price	\$795,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,126
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	649 Cottageclub Bend
Subdivision	Cottage Club at Ghost Lake
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C1B1

Amenities

Amenities	Clubhouse, Fitness Center, Playground, Snow Removal, Trash, Beach Access, Community Gardens, Indoor Pool, Picnic Area, Racquet Courts, Spa/Hot Tub
Parking Spaces	6
Parking	Off Street

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Microwave, Stove(s), Built-In Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	February 12th, 2025
Days on Market	79
Zoning	DC123

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.