

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

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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 | 76                  |
| Zoning         | DC123               |

## Listing Details

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

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