

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

MLS® #A2208213

\$800,000

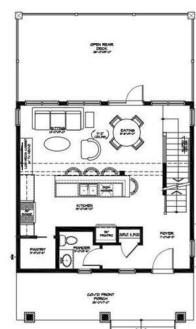
2 Bedroom, 2.00 Bathroom, 949 sqft
Residential on 0.12 Acres

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

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.



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

#647 COTTAGE CLUB BEND



UPPER FLOOR PLAN
UPPER FLOOR AREA: 349 SQ. FT.
2 BEDROOMS | 1.5 BATHS
949 SQUARE FEET



LOWER FLOOR PLAN (optional)
DEVELOPED LOWER: 850 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.

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, Picnic Area, Playground, Spa/Hot Tub, Indoor Pool, Racquet Courts, Snow Removal, Trash
Parking Spaces	2
Parking	Front Drive, Parking Pad, Gravel Driveway

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	Views, Lake, Level, Sloped
Roof	Asphalt Shingle, Metal
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	39

Zoning

DC123

Listing Details

Listing Office

Real Broker

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