

## 209 Cottageclub Crescent Rural Rocky View County, Alberta

MLS # A2238511



# \$585,000

<b>Division:</b>	Cottage Club at Ghost Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	898 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Close to Clubhouse, Few Trees, Fruit Trees/S		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 240
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Wood Frame	<b>Zoning:</b>	DC123
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Stone Counters		

**Inclusions:** Recreational Centre Wristbands, Window Coverings.

Nestled in the heart of a vibrant and mature Phase within the CottageClub development, this stunning property is a steal of a deal. Boasting a sprawling lot which offers room for future GARAGE CONSTRUCTION and backs directly onto CottageClub's largest park space. The property's interior radiates warmth and charm, with real timber and wood finishes throughout that create a rustic yet elegant retreat. Whether you are envisioning cozy evenings by the fire or entertaining guests surrounded by natural beauty, this property is a true escape from the hustle and bustle. Offering plenty of interior space for your retreats including a FORMAL BEDROOM PLUS LOFT. Property is located close to the lake and recreational centre which includes: GYM, POOL, PICKLEBALL COURTS AND OUTDOOR HOT TUB WITH LAKE VIEWS. Its prime location in a sought-after community that values both tranquility and convenience, this is an opportunity you won't want to miss—perfect for crafting lasting memories, securing a sound investment, or simply indulging in your love for natural surroundings.