

**37 Cottageclub Lane  
Rural Rocky View County, Alberta**

**MLS # A2281476**



**\$769,000**

**Division:** Cottage Club at Ghost Lake

**Type:** Residential/House

**Style:** 1 and Half Storey

**Size:** 1,089 sq.ft. **Age:** 2026 (0 yrs old)

**Beds:** 4 **Baths:** 1 full / 1 half

**Garage:** Off Street

**Lot Size:** 0.09 Acre

**Lot Feat:** Backs on to Park/Green Space, Rectangular Lot

<b>Heating:</b>	Forced Air	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	DC123
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows		
<b>Inclusions:</b>	N/A		

This extraordinary Slavic cottage-inspired home is a true architectural statement, blending timeless craftsmanship with modern luxury. Offering over 1,500 sq ft of finished livable space, including 1,089 sq ft above grade, this home is thoughtfully designed to feel both expansive and intimate. Soaring ceilings and expansive window exposure flood the interior with natural light, creating an airy, uplifting atmosphere that feels grand yet welcoming. The main living area features durable luxury vinyl flooring, perfectly complementing the home's natural textures and clean architectural lines, making it ideal for both everyday living and entertaining. The primary retreat on the top floor is a private sanctuary, complete with a spa-inspired ensuite and a generous walk-in closet—your own elevated escape above the living space. The fully developed basement adds exceptional versatility with two additional bedrooms, perfect for guests, family, or a home office setup. Cozy carpeting on the upper level and basement enhances comfort and warmth throughout. This one-of-a-kind residence is where inspired design meets livable luxury—crafted for those who value architecture, light, and beautifully designed spaces that truly feel like home.