

# \$599,000 - 209 Cottageclub Crescent, Rural Rocky View County

MLS® #A2186332

**\$599,000**

2 Bedroom, 1.00 Bathroom, 898 sqft  
Residential on 0.10 Acres

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

Nestled in the heart of the vibrant and mature Phase of the CottageClub development, this stunning property is a dream come true for nature lovers, homebuyers, and savvy investors alike. Boasting a sprawling lot that backs directly onto serene green 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. With 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.

Built in 2010

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2186332  |
| Price          | \$599,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 898       |



|            |                   |
|------------|-------------------|
| Acres      | 0.10              |
| Year Built | 2010              |
| Type       | Residential       |
| Sub-Type   | Detached          |
| Style      | 1 and Half Storey |
| Status     | Active            |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 209 Cottageclub Crescent   |
| Subdivision | Cottage Club at Ghost Lake |
| City        | Rural Rocky View County    |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T4C1B1                     |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Clubhouse, Coin Laundry, Community Gardens, Fitness Center, Picnic Area, Playground, Pool, Snow Removal, Spa/Hot Tub, Trash, Park, Racquet Courts |
| Parking Spaces | 5   |
| Parking        | Off Street  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Stone Counters, High Ceilings      |
| Appliances        | Built-In Oven, Dishwasher, Microwave, Refrigerator |
| Heating           | Fireplace(s), Baseboard                            |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning                                       |
| Basement          | None   |

### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Garden                         |
| Lot Description   | Backs on to Park/Green Space   |
| Roof              | Asphalt Shingle                |
| Construction      | Cement Fiber Board, Wood Frame |
| Foundation        | Piling(s)                      |

### **Additional Information**

Date Listed January 9th, 2025

Days on Market 92

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.