

216 Cottageclub Crescent
Rural Rocky View County, Alberta

MLS # A2248971



\$945,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,174 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Private		

Heating:	In Floor, Fireplace(s)	Water:	Private
Floors:	Tile, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	DC123
Foundation:	ICF Block	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: Additional Refrigerators X3

Rarely does a home of this size and quality come to market in CottageClub. This 4-bedroom, 4-bath modern chalet blends exceptional craftsmanship with thoughtful design and high-efficiency construction, making it perfect for year-round living or luxurious weekend escapes. From the moment you step inside, you'll notice the attention to detail: soaring ceilings, expansive windows filling the home with natural light, and premium finishes throughout. The open-concept main floor is ideal for entertaining, with a spacious living area anchored next to comforting pellet stove, a gourmet kitchen with custom cabinetry, and a dining space that flows seamlessly to the outdoor deck. Comfort is built in at every level, thanks to in-floor heating throughout the home and highly efficient ICF block insulation that keeps energy costs low in all seasons. The upper floor features a primary suite and large washroom and upper-sitting area next to beautiful Juliet balcony. Downstairs you will find two spacious bedroom, lower living room, 3-piece washroom and large wet-bar. Perfect for guest or extending family. The detached garage offers even more flexibility with its lofted design — ideal for a guest suite, with granite countered summer kitchen, large bedroom and 4-piece bathroom. Located in the matured original Phase of CottageClub, you'll enjoy access to premium community amenities, including a clubhouse, fitness centre, private beach, tennis courts, and miles of scenic trails. This is more than a property — it's a lifestyle. Whether you're looking for a primary residence or a recreational haven, this home delivers unmatched space, quality, and value in one of Alberta's most desirable lakefront communities.