



DON'T GAMBLE WITH YOUR HOME.
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39 Cottageclub Lane
Rural Rocky View County, Alberta

MLS # A2170019



\$768,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	950 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Close to Clubhouse, Rectangular Lot, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Other, Private
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete, Stone, Wood Frame	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Wet Bar

Inclusions: N/A

Welcome to Cottage Club at Ghost Lake, a private gated community where you can relax, unwind, and enjoy a lifestyle that feels like a vacation every day. Whether you're looking for a peaceful weekend escape or a year-round retreat, this charming lakefront neighbourhood has everything you need and more. Picture this: your own luxurious cottage, steps from the water, with private beach access, cozy hammocks along the shore, a BBQ area, sand volleyball courts, an observatory, and even a private boat launch with day-use docking for residents. Want more? The community's recreation centre features an indoor pool, hot tub, fitness facility, tennis courts, library, and a wood-fired pizza oven that's perfect for summer nights with friends and family. Plus, you're just 20 minutes from Kananaskis, with over 4,000 square kilometers of stunning wilderness to explore—hiking, fishing, skiing at Nakiska, snowshoeing, or simply enjoying the fresh mountain air. This newly built 3-bedroom, 2.5-bathroom cottage by Exquisite Homes offers over 1,400 square feet of beautifully crafted living space. On the main floor, you'll find a bright open-concept living room with a Montigo gas fireplace, a stylish chef's kitchen with quartz counters, high-end stainless steel appliances, a gas range, and floor-to-ceiling cabinetry. There's also a powder room and stacked laundry for added convenience. Step outside to enjoy your front and back patios, perfect for morning coffee or evening drinks under the stars. Upstairs, tall glass railings and an open-to-below design give the home a modern, airy feel. You'll find two spacious bedrooms and a full four-piece bathroom up here—ideal for guests or family. Downstairs, the fully finished basement is made for entertaining, with a large rec room perfect for movie nights, a full

wet bar with a long quartz island, a third spacious bedroom, another full bathroom, and plenty of storage. Whether you're retiring, investing, or simply craving a lifestyle upgrade, this home checks all the boxes. It also happens to sit on one of the largest developed lots in the entire community. Just minutes from Cochrane, Canmore, Calgary, and the Rockies, this lake retreat offers the peace and privacy you want with the convenience you didn't expect. Don't just buy a cottage. Create a lifestyle.