

# \$969,000 - 405 Cottageclub Cove, Rural Rocky View County

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MLS® #A2214472

**\$969,000**

2 Bedroom, 4.00 Bathroom, 1,178 sqft  
Residential on 0.10 Acres

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

Welcome to 405 CottageClub Cove! Nestled in the coveted Waterfront Phase of CottageClub, this exceptional home offers both luxury and functionality. Featuring two spacious bedrooms and four bathrooms, there's also the potential to create two additional informal bedrooms in both the basement and above the detached garage. Upon entering, you're greeted by a grand foyer with ample built-in storage and a conveniently located powder room. The chef's kitchen is a showstopper, with a large central island, high-end appliances, sleek quartz countertops, and abundant storage space that makes meal prep a breeze. The living room boasts soaring ceilings and expansive windows that frame the breathtaking water and mountain views—an exclusive sight only offered to a select few in CottageClub. From here, you can easily step out onto the back deck, featuring a built-in outdoor kitchen perfect for entertaining guests on warm summer days. Upstairs, you'll find a generous primary suite with a private terrace overlooking the water, an elegant 3-piece ensuite with tasteful tile finishes, and a second bedroom that doubles as an ideal home office.

The fully finished basement offers versatile living space, including a large optional bedroom, a 3-piece bathroom, and a custom wine rack. If you need extra space for guests or adult children, the bonus suite above the



detached double garage provides a private retreat, complete with its own bathroom. Don't miss out on this rare opportunity to own a piece of Alberta's best-kept secret. Book your private tour today and experience the CottageClub lifestyle like never before!

Built in 2018

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2214472          |
| Price          | \$969,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 4.00              |
| Full Baths     | 2                 |
| Half Baths     | 2                 |
| Square Footage | 1,178             |
| Acres          | 0.10              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 405 Cottageclub Cove       |
| Subdivision | Cottage Club at Ghost Lake |
| City        | Rural Rocky View County    |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T4C1B1                     |

**Amenities**

|                |                                                                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Community Gardens, Fitness Center, Indoor Pool, Picnic Area, Snow Removal, Spa/Hot Tub, Trash, Boating, Racquet Courts, Recreation Room |
| Parking Spaces | 5                                                                                                                                                                |
| Parking        | Double Garage Detached                                                                                                                                           |
| # of Garages   | 2                                                                                                                                                                |

|               |     |
|---------------|-----|
| Is Waterfront | Yes |
|---------------|-----|

## Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Microwave, Washer/Dryer, Built-In Refrigerator                                   |
| Heating           | Forced Air                                                                                                                     |
| Cooling           | None                                                                                                                           |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 2                                                                                                                              |
| Fireplaces        | Electric                                                                                                                       |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Finished, Full                                                                                                                 |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Built-in Barbecue, Outdoor Kitchen      |
| Lot Description   | Landscaped, Rectangular Lot, Waterfront |
| Roof              | Asphalt Shingle                         |
| Construction      | Cement Fiber Board, Wood Frame          |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 55               |
| Zoning         | DC123            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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