

# \$800,000 - 647 Cottageclub Bend, Rural Rocky View County

MLS® #A2208213

**\$800,000**

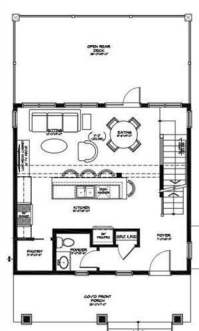
2 Bedroom, 2.00 Bathroom, 949 sqft  
Residential on 0.12 Acres

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

**\*Immediate Possession Available\*** Crafted by a custom home builder, this preconstruction walkout home showcases care and custom design throughout. Every inch of this 950 square foot home has been thoughtfully planned and executed, creatively utilizing every square inch. Main floor has been designed around the picturesque mountain views captured by the wall of windows, and the 12 ft vaulted ceilings in the living area. This main level features a functional layout with half bath, living room and kitchen. Kitchen is open and offers custom kitchen cabinetry, with impressive 9 ft island. Even more impressive is the almost 350 sq ft South West facing deck. Looking over the mountains, this is truly where you want to spend your summer!

The thoughtfully designed open riser staircase leads you to the upper level. Here you will find a large 4-piece bathroom and 2 bedrooms both featuring functional closets.

In the basement you will find the laundry and a huge 850 sq ft unfinished space awaiting a custom touch. The space, and window size can accommodate an additional 3 bedrooms and a bathroom (roughed in), plus living space and even wet bar. Making it a very functional and exceptional future value add to this home. Outside you can enjoy the large porch under the striking timber pergola. Exterior siding is a durable composite providing piece of mind.



**MAIN FLOOR PLAN**  
MAIN FLOOR AREA: 600 SQ. FT.  
COVERED FRONT PORCH: 182 SQ. FT.  
OPEN REAR DECK: 338 SQ. FT.

## #647 COTTAGE CLUB BEND



**UPPER FLOOR PLAN**  
UPPER FLOOR AREA: 349 SQ. FT.  
2 BEDROOMS | 1.5 BATHS  
949 SQUARE FEET



**LOWER FLOOR PLAN (optional)**  
DEVELOPED LOWER: 850 SQ. FT.

The Developer reserves the right to make modifications or substitutions to building design, specifications and floorplans to maintain the high standards of this project. Square footages are based on preliminary architectural measurements and may be subject to change. E & O.E.

This home comes with front parking, a garage could still be added at an additional cost. No expense has been spared in using upgraded materials throughout the building process and in the finishing touches. Features include Duradek on the front and back decks, Lux windows, stone countertops, and upgraded plumbing and lighting fixtures throughout.

Conveniently located around the corner from the main entrance of this gated community and within walking distance to the lake and recreation center, this property offers exceptional value at the listed price point. Residents can enjoy the community's incredible and unique amenities, such as an indoor pool, hot tub, fitness center, sandy beach, outdoor grill, playgrounds, numerous walking paths, and much more. Only 45 minutes from Calgary, and 10 minutes to the amenity rich town of Cochrane makes comfortable 4-season cottage living a reality. This home is currently under construction with targeting completion in June/July. There is still some opportunity for custom upgrades, if you act fast!

Built in 2025

**Essential Information**

MLS® #	A2208213
Price	\$800,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	949
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	647 Cottageclub Bend
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, Playground, Racquet Courts, Snow Removal, Spa/Hot Tub, Trash
Parking Spaces	2
Parking	Front Drive, Parking Pad, Gravel Driveway

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Lake, Level, Sloped, Views
Roof	Asphalt Shingle, Metal
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 30th, 2025
Days on Market	31

Zoning

DC123

Listing Details

Listing Office

Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.