

# \$699,900 - 44 Cottageclub Lane, Rural Rocky View County

MLS® #A2258679

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,117 sqft  
Residential on 0.08 Acres

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

Welcome to 44 CottageClub Lane, a 2022-built home that combines modern craftsmanship with thoughtful features designed for comfort and convenience. Offering a FINISHED BASEMENT, WINDOW COVERINGS THROUGHOUT with some TINTED WINDOWS, and inviting outdoor living spaces with a FRONT PORCH, BALCONY, AND BACKYARD DECK, this home is ready for you to settle in and enjoy. The backyard faces north, creating a great setting for summer BBQs, while the south-facing front porch offers a bright, welcoming entry. As a bonus, the sellers are including the furniture and decors so it's truly move-in ready.

Inside, tall windows fill the home with natural light, enhancing the open-concept main floor. The kitchen features a KITCHEN ISLAND WITH QUARTZ COUNTERTOPS and a GAS STOVE, blending style and function for daily living and entertaining. Upstairs, the primary bedroom offers an ensuite bathroom, WALK-IN CLOSET, AND PRIVATE BALCONY to relax and unwind. LUXURY VINYL PLANK FLOORING and modern finishes flow throughout the main and upstairs levels, creating a space that is both practical and stylish. The basement comes with 2 bedrooms, a recreation/family room,



and a full bathroom. CottageClub residents enjoy a gated, year-round community just 20 minutes from Cochrane. Amenities include the 11,000 sq. ft. Recreation Centre with swimming, fitness, library, and community spaces, along with outdoor features such as beaches, docks, tennis and pickleball courts, hot tub, and trails. With its welcoming design, added features, and access to an exceptional community, 44 Cottage Club Lane is a perfect place to experience the best of lake living in every season. Come and see to appreciate.

Built in 2022

### Essential Information

MLS® #	A2258679
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,117
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	44 Cottageclub Lane
Subdivision	Cottage Club at Ghost Lake
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 1B1

### Amenities

Amenities Beach Access, Boating, Clubhouse, Fitness Center, Game Court Interior, Indoor Pool, Park, Party Room, Picnic Area, Playground, Pool,

	Racquet Courts, Recreation Room
Parking Spaces	2
Parking	Gravel Driveway, Parking Pad
Has Pool	Yes

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Dock, Playground, Tennis Court(s)
Lot Description	Cul-De-Sac, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 20th, 2025
Days on Market	29
Zoning	DC123

### **Listing Details**

Listing Office	CIR Realty
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