

# \$849,000 - 306 Cottageclub Link, Rural Rocky View County

MLS® #A2221079

**\$849,000**

2 Bedroom, 3.00 Bathroom, 1,140 sqft  
Residential on 0.12 Acres

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

Now is the time to escape to the tranquility of lake life in this beautifully crafted Cottage Club home, perfectly positioned to offer breathtaking mountain views and unforgettable sunsets over the lake. Move to your full time home, or own your weekend lake home. No more playing Tetris packing the vehicle, or crawling on the Hwy in long-weekend traffic for hours! This home comes Turn Key with everything you'll need so now you can Go Every Weekend and get there in just minutes! 25 mins from Calgary, 10 mins from Cochrane, or 35 mins to Canmore, this location strikes the perfect balance between Peaceful Retreat and Convenient Access.

Built new in 2022, this charming 3-bedroom, 3-bathroom home boasts an open-concept living space with soaring vaulted ceilings, filling the interior with life giving natural light. The modern kitchen features a spacious island, quartz countertops, and remember that everything is already in the drawers ready for you to cook your first meal. Enjoy that meal peacefully on your large covered front deck, or in the serenity of your manicured back yard. This custom home was cleverly designed with proximity and privacy at top of mind, which is why all three levels have their own bedroom & bathroom. Bring the family, bring the friends, or don't bring anyone... the choice is always



yours, and this home is always ready!

Enjoy your weekends or live here full-time in a vibrant, welcoming community. A detached Heated garage provides ample warm storage for your outdoor gear, while the Cottage Club’s private community centre offers a host of premium amenities including:

- Outdoor racquet courts
- Indoor recreation centre
- Fitness gym
- Pool & hot tub
- Library & lounge areas
- Fire pit & lakeside patio
- Outdoor racquet courts
- Beach

Whether you're seeking a weekend escape or a full-time lifestyle change, this safe, family-friendly neighbourhood is the perfect place to slow down and reconnect with nature, with community, and with yourself.

Come experience the best of lakeside living – your Cottage Club retreat awaits.

Built in 2022

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221079    |
| Price          | \$849,000   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,140       |
| Acres          | 0.12        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 306 Cottageclub Link       |
| Subdivision | Cottage Club at Ghost Lake |
| City        | Rural Rocky View County    |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T4C 1B1                    |

### Amenities

|                |                                                                                                                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Coin Laundry, Laundry, Park, Picnic Area, Playground, Trash, Beach Access, Fitness Center, Game Court Interior, Indoor Pool, Pool, Racquet Courts, Recreation Facilities, Recreation Room, Spa/Hot Tub |
| Parking Spaces | 4                                                                                                                                                                                                                 |
| Parking        | Parking Pad, Gravel Driveway, Single Garage Detached                                                                                                                                                              |
| # of Garages   | 1                                                                                                                                                                                                                 |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recreation Facilities, See Remarks |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                                     |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Gas                                                                                                       |
| Has Basement      | Yes                                                                                                       |
| Basement          | Finished, Full                                                                                            |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Lighting, Other                                                    |
| Lot Description   | Back Yard, Close to Clubhouse, Front Yard, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Other, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                    |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 31             |
| Zoning         | DC123          |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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