

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

---

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, Boating, Clubhouse, Community Gardens, Fitness Center, Indoor Pool, Picnic Area, Racquet Courts, Recreation Room, Snow Removal, Spa/Hot Tub, Trash
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, Built-In Refrigerator, Dishwasher, Garage Control(s), Microwave, Washer/Dryer
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	63
Zoning	DC123

## Listing Details

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

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