

# \$768,000 - 39 Cottageclub Lane, Rural Rocky View County

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MLS® #A2170019

**\$768,000**

3 Bedroom, 3.00 Bathroom, 950 sqft  
Residential on 0.08 Acres

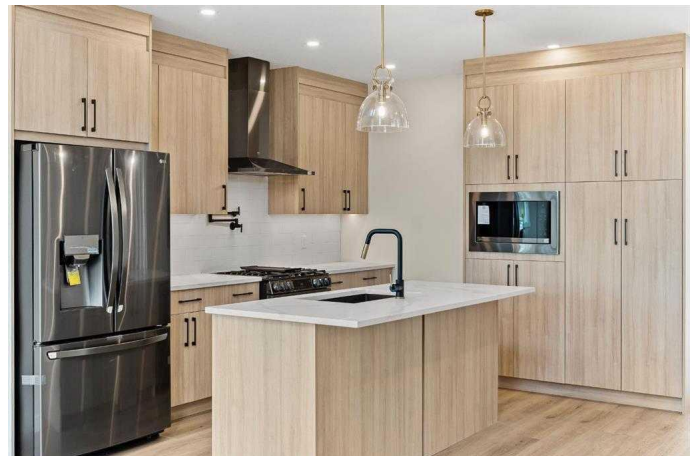
Cottage Club at Ghost Lake, Rural Rocky View County, Alberta

Welcome to Cottage Club at Ghost Lake, a private gated community where you can relax, unwind, and enjoy a lifestyle that feels like a vacation every day. Whether you're looking for a peaceful weekend escape or a year-round retreat, this charming lakefront neighbourhood has everything you need and more.

Picture this: your own luxurious cottage, steps from the water, with private beach access, cozy hammocks along the shore, a BBQ area, sand volleyball courts, an observatory, and even a private boat launch with day-use docking for residents. Want more? The community's recreation centre features an indoor pool, hot tub, fitness facility, tennis courts, library, and a wood-fired pizza oven that's perfect for summer nights with friends and family.

Plus, you're just 20 minutes from Kananaskis, with over 4,000 square kilometers of stunning wilderness to explore—hiking, fishing, skiing at Nakiska, snowshoeing, or simply enjoying the fresh mountain air.

This newly built 3-bedroom, 2.5-bathroom cottage by Exquisite Homes offers over 1,400 square feet of beautifully crafted living space. On the main floor, you'll find a bright open-concept living room with a Montigo gas



fireplace, a stylish chef’s kitchen with quartz counters, high-end stainless steel appliances, a gas range, and floor-to-ceiling cabinetry. There’s also a powder room and stacked laundry for added convenience.

Step outside to enjoy your front and back patios, perfect for morning coffee or evening drinks under the stars.

Upstairs, tall glass railings and an open-to-below design give the home a modern, airy feel. You’ll find two spacious bedrooms and a full four-piece bathroom up here—ideal for guests or family.

Downstairs, the fully finished basement is made for entertaining, with a large rec room perfect for movie nights, a full wet bar with a long quartz island, a third spacious bedroom, another full bathroom, and plenty of storage.

Whether you're retiring, investing, or simply craving a lifestyle upgrade, this home checks all the boxes. It also happens to sit on one of the largest developed lots in the entire community.

Just minutes from Cochrane, Canmore, Calgary, and the Rockies, this lake retreat offers the peace and privacy you want with the convenience you didn’t expect.

Don’t just buy a cottage. Create a lifestyle.

Built in 2025

**Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2170019  |
| Price     | \$768,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 950         |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 39 Cottageclub Lane        |
| Subdivision | Cottage Club at Ghost Lake |
| City        | Rural Rocky View County    |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T0L 1N0                    |

### Amenities

|                |                                                                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Coin Laundry, Fitness Center, Game Court Interior, Indoor Pool, Picnic Area, Playground, Park, Racquet Courts, Recreation Room, Spa/Hot Tub, Snow Removal, Trash |
| Parking Spaces | 4                                                                                                                                                                                         |
| Parking        | Double Garage Detached, Driveway                                                                                                                                                          |
| # of Garages   | 2                                                                                                                                                                                         |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Vinyl Windows, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Natural Woodwork, Open Floorplan, Quartz Counters, Recessed Lighting, Wet Bar |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer                                                                                                                           |
| Heating           | Forced Air, Fireplace(s), Natural Gas                                                                                                                                        |
| Cooling           | None                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                            |
| Fireplaces        | Gas                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                                               |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | BBQ gas line                                           |
| Lot Description   | Close to Clubhouse, Rectangular Lot, See Remarks       |
| Roof              | Asphalt Shingle                                        |
| Construction      | Brick, Cement Fiber Board, Concrete, Stone, Wood Frame |
| Foundation        | Poured Concrete                                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 96              |
| Zoning         | DC123           |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | 4th Street Holdings Ltd. |
|----------------|--------------------------|

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