

\$744,000 - 638 Cottageclub Bend, Rural Rocky View County

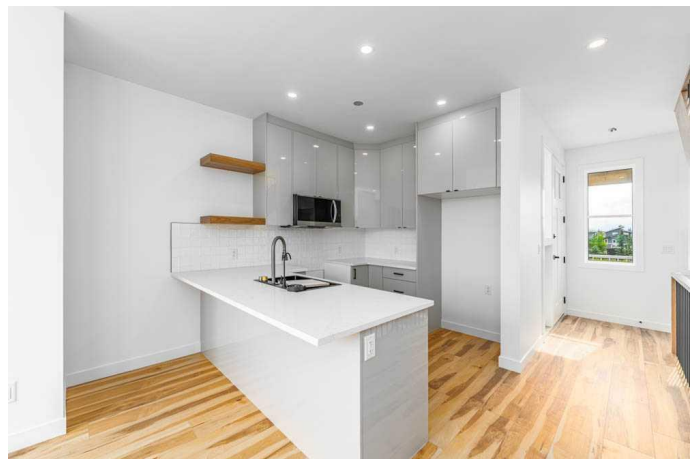
MLS® #A2266451

\$744,000

2 Bedroom, 2.00 Bathroom, 1,107 sqft
Residential on 0.11 Acres

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

Crafted by a custom home builder, this new home showcases care and custom design throughout. Every inch of this 1107 square foot home has been thoughtfully planned and executed, creatively utilizing every square inch. Main floor features a functional layout with half bath, living room, dining area and kitchen. Kitchen is an optimal u-shape offering ample ceiling height cabinetry and large counterspace. Overlooking the dining area which features a vaulted ceiling and encased with oversized windows and patio door that leads to the 12'™x15'™ large deck. Off the kitchen and dining area you will find the cozy living room, uniquely closed off from the kitchen. This allows for optimal furniture placement. The thoughtfully designed staircase with modern railing leads you to the upper level. Here you will find a large 4-piece bathroom, 2 bedrooms and a linen closet. Both bedrooms feature functional closets, with the primary bedroom spanning an impressive 120 square feet. In the basement you will find the laundry and a large 553 sq feet of unfinished space awaiting a custom touch. The space, and window size can accommodate an additional bedroom and also a bathroom (roughed in), plus living space. Making it a very functional and exceptional future value add to this home. Outside you can enjoy the sunny front South facing porch under the



striking timber pergola. Exterior siding is a durable composite providing piece of mind. This home comes with front parking for 2 cars, 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, 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. There are 3 homes remaining that are ready for possession today!

Built in 2025

Essential Information

MLS® #	A2266451
Price	\$744,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,107
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	638 Cottageclub Bend
Subdivision	Cottage Club at Ghost Lake
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 1B1

Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Front Drive

Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows, Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Backs on to Park/Green Space, Level, Views
Roof	Asphalt Shingle, Metal
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	6
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.