



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2018 Cottonwood Crescent SE Calgary, Alberta

MLS # A2270425



\$659,000

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,230 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum
Roof:	Clay Tile
Basement:	Full
Exterior:	Stucco, Vinyl Siding
Foundation:	Poured Concrete
Features:	Bidet, No Smoking Home, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: NA

Welcome to a stunning walk-out bungalow nestled in a peaceful crescent in the heart of Southview. This exceptional home offers an ideal blend of luxury, space, and comfort, set on a massive pie lot with a double detached garage, a newly installed fence for privacy, and a beautifully landscaped backyard oasis. Enjoy the lush surroundings of flourishing cherry and apple trees alongside a vibrant garden—your own private retreat! Step inside to discover a bright and inviting main level, complete with three spacious bedrooms, each thoughtfully designed for relaxation. The kitchen extends into a bright and inviting sunroom, adding valuable living space while offering breathtaking backyard views. Natural light floods the home, creating an airy and welcoming atmosphere throughout. The fully developed walk-out basement expands the living space even further, featuring a large recreation room, an additional living area, more bedrooms, and a 3-piece bath—a perfect setup for multi-generational living, guests, or rental potential. Recent updates include a high-efficiency furnace (2017), a new hot water heater, and a water softener, ensuring modern comfort and energy efficiency and refinished Hardwood floors throughout the main level.