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2018 Cottonwood Crescent SE Calgary, Alberta

MLS # A2270425



\$691,000

| Division: | Southview | | | |
|-----------|---|--------|-------------------|--|
| Type: | Residential/Hou | ıse | | |
| Style: | Bungalow | | | |
| Size: | 1,230 sq.ft. | Age: | 1958 (67 yrs old) | |
| Beds: | 4 | Baths: | 2 | |
| Garage: | Alley Access, Double Garage Detached, Garage Door Opener, Garage | | | |
| Lot Size: | 0.16 Acre | | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lands | | | |

| Heating: | Forced Air, Natural Gas | Water: | - |
|-------------|--|------------|------|
| Floors: | Ceramic Tile, Hardwood, Laminate, Linoleum | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| _ | | | |

Features: Bidet, No Smoking Home, Separate Entrance

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.