



**2018 Cottonwood Crescent SE
Calgary, Alberta**

MLS # A2295913



\$625,000

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,190 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Private, Str		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Separate Entrance		

Inclusions: None

Welcome to 2018 Cottonwood Crescent SE, a charming bungalow with a fully developed walkout basement, ideally situated on a pie-shaped lot in the established community of Southview. This well-maintained home offers a beautifully manicured yard and a functional layout. The main floor features a warm and inviting living room with hardwood flooring and a wood-burning fireplace complete with a stone front and honed wood mantle. The kitchen is thoughtfully appointed with a built-in microwave, stone backsplash, and opens into a bright solarium with shades, leading out to the deck. Three spacious bedrooms with hardwood floors and a four-piece bathroom complete the main level. Downstairs, the fully finished walkout basement expands your living space with a versatile layout that includes an office, family room, recreation room, additional bedroom, and a three-piece bathroom with a walk-in shower and bidet. A dedicated laundry area adds to the home's practicality. The backyard is a private retreat featuring a gazebo, garden with fruit trees, retaining walls, and plenty of space for outdoor enjoyment. A double detached garage with back alley access, along with RV or additional parking, offers excellent convenience. Located in Southview, this home is within walking distance to Almadina Language Charter Academy, Ian Bazalgette School, Southview Park, and the Southview off-leash area. Enjoy easy access to International Avenue (17th Ave SE) and Deerfoot Trail, making commuting and daily errands a breeze.