



**2018 Cottonwood Crescent SE
Calgary, Alberta**

MLS # A2195415



\$699,000

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,126 sq.ft.	Age:	1958 (67 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	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, No Smoking Home, Separate Entrance		

Inclusions: NA

* STOP SCROLLING — THIS is the one you’ve been waiting for! Looking for a home that has it all? * 3 main floor bedrooms + 2 more downstairs — space for everyone (and their hobbies). * Massive office & Rec Room — WFH or play all day. * Gorgeous west-facing sunroom — soak up ALL the natural light and views of your cherry & apple trees. * Walkout basement with 3 entrances — suite it ("subject to approval and permitting by the city/municipality"), rent it, or host guests in style. * Private pie lot, fully fenced, with stunning landscaping — your own backyard paradise. * Detached 2-car garage — cars, toys, tools... bring them all. * Updates? High-efficiency furnace, new water heater, water softener — DONE! This peaceful crescent location in Southview gives you quiet vibes, but you’re still close to everything. Whether you’re growing your family, blending generations, or just want a home that works as hard as you do, this is your chance to have it all — and look good doing it. ??