

## 2018 Cottonwood Crescent SE Calgary, Alberta

**MLS # A2270425**



**\$659,000**

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

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