



## 1985 Cottonwood Crescent Calgary Alberta

\$615,000

Imagine waking up to the sun streaming through big windows, sipping your morning coffee in your beautifully upgraded kitchen, where every detail has been thoughtfully crafted for comfort and style. Nestled in the heart of Southview, this fully renovated 3-bedroom bungalow offers a perfect blend of modern design and cozy charm. As you walk through the living space, notice the fresh, modern flooring beneath your feet, guiding you into a sleek kitchen with stainless steel appliances, chic countertops, and custom cabinetry. Every room in the house feels light, airy, and welcoming. The spacious main floor is just the beginning. Head downstairs to the fully finished illegal 2 bedroom basement, where a stylish suite with its own separate entrance offers endless opportunities. Whether you're looking for an additional income stream through rental, a guest suite for visitors, or a space for older children, this basement adds tremendous value and flexibility. Located in the vibrant community of Southview, you're just minutes away from schools, parks, shopping, and easy access to major roads for effortless commuting. This home isn't just move-in ready—it's a place where you can build the future you've been dreaming of. (id:6769)

Recreational, Games room 21.83 Ft x 26.83 Ft

Kitchen 5.92 Ft x 10.33 Ft

Laundry room 5.92 Ft x 6.75 Ft

Bedroom 10.83 Ft x 9.92 Ft

Bedroom 7.75 Ft x 10.83 Ft

4pc Bathroom 5.92 Ft x 6.33 Ft

Furnace 4.08 Ft x 6.08 Ft

Primary Bedroom 11.00 Ft x 14.00 Ft

Bedroom 9.67 Ft x 9.00 Ft

Bedroom 8.50 Ft x 12.00 Ft

Living room 17.00 Ft x 14.75 Ft

4pc Bathroom 8.50 Ft x 5.00 Ft

Kitchen 11.92 Ft x 16.58 Ft

Pantry 4.33 Ft x 3.58 Ft

Foyer 3.42 Ft x 3.50 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage METRO

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net