



# 1953 Cottonwood Crescent Calgary Alberta

\$639,000

Welcome to 1953 Cottonwood Crescent SE, a spacious 5-bedroom home offering a blend of comfort and functionality in a mature beautiful neighborhood with incredible trees. This property is perfect for families or investors looking for a versatile living space. Upon entering the, you'll be greeted by beautiful hardwood flooring that flows throughout the main level. The main floor features a well-appointed kitchen with modern appliances and ample cabinet space. Adjacent to the kitchen, the dining room provides the perfect setting for family meals and entertaining guests. The living room is bright and inviting, ideal for relaxing after a long day or gathering with loved ones. Three generously sized bedrooms on the main level offer plenty of space for rest and privacy. The highlight of this home is its legal suite downstairs, featuring 2 additional bedrooms, providing flexibility for extended family or rental income potential. The legal suite includes its own kitchen and living area, offering independence and comfort. Outside, you'll find a spacious yard, perfect for outdoor activities and summer barbecues. The location is unbeatable, with nearby schools, parks, and amenities ensuring convenience and a sense of community. Schedule a showing today! (id:6769)

4pc Bathroom 10.92 Ft x 5.00 Ft  
Bedroom 9.92 Ft x 9.00 Ft  
Bedroom 9.92 Ft x 8.50 Ft  
Den 8.17 Ft x 11.33 Ft  
Dining room 10.92 Ft x 7.67 Ft  
Kitchen 10.92 Ft x 8.17 Ft  
Living room 13.42 Ft x 14.08 Ft  
Primary Bedroom 11.08 Ft x 9.92 Ft

3pc Bathroom 5.00 Ft x 8.92 Ft  
Bedroom 10.83 Ft x 10.92 Ft  
Bedroom 12.42 Ft x 11.17 Ft  
Kitchen 12.42 Ft x 11.17 Ft  
Laundry room 7.00 Ft x 13.67 Ft  
Recreational, Games room 13.00 Ft x 15.08 Ft  
Furnace 5.42 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca