

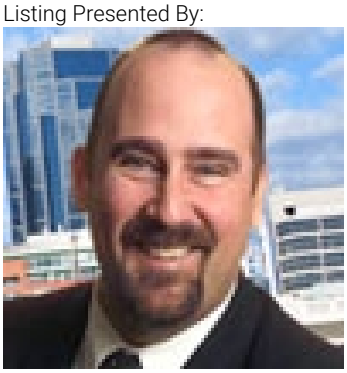
2018 Cottonwood Crescent Calgary Alberta

$545,000

Price improvement for quick sale!!! Concrete Tile Roof | Gorgeous Sunroom | WALKOUT Basement | RV Parking | Fabulous Lot| 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, recreation room, and two bedrooms, 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. (id:6769)

3pc Bathroom .00 Ft x .00 Ft
Bedroom 9.92 Ft x 9.83 Ft
Bedroom 17.42 Ft x 10.50 Ft
Office 18.42 Ft x 12.42 Ft
Recreational, Games room 16.42 Ft x 13.83 Ft
Furnace 6.08 Ft x 8.67 Ft
4pc Bathroom 4.92 Ft x 8.00 Ft
Bedroom 10.58 Ft x 12.00 Ft
Bedroom 7.92 Ft x 11.42 Ft
Kitchen 15.67 Ft x 8.58 Ft
Living room 15.67 Ft x 14.92 Ft
Primary Bedroom 11.50 Ft x 11.42 Ft
Sunroom 15.58 Ft x 12.83 Ft

Listing Presented By:



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