

\$395,000 - 36 Cottonwood Crescent, Rosemary

MLS® #A2263260

\$395,000

5 Bedroom, 3.00 Bathroom, 1,516 sqft

Single Family on 0.18 Acres

N/A, Rosemary, Alberta

Discover comfort, space and small town charm in this 2009 built bungalow offering over 1,500 sq ft of thoughtfully designed living space plus a partially developed basement. The open concept main floor welcomes you with a spacious kitchen featuring a large island, a walk-in pantry, freshly painted cabinetry, and a generous dining area perfect for family gatherings. The inviting living room is highlighted by laminate flooring, vaulted ceilings, a corner gas fireplace, and large windows that overlook peaceful prairie views. The main level has been freshly painted throughout, creating a bright and move-in-ready atmosphere. With three bedrooms and two full bathrooms, the main floor provides a functional layout for families of all sizes. The primary suite includes a walk-in closet and a 4-piece ensuite with a relaxing tub and separate shower. Convenient main floor laundry adds to the ease of everyday living. Downstairs, the basement offers excellent potential with a fully finished bedroom and bathroom, while the family room, 5th bedroom, and storage areas are framed, drywalled, painted and ready for your finishing touches. The home is equipped with hot water on demand for energy efficiency and comfort. Enjoy the outdoors in your fenced backyard, ideal for kids, pets, or summer BBQs. The attached 24'™ — 25'™ garage provides ample parking and workspace. Situated in one of Rosemary's loveliest cul-de-sacs, you'll appreciate the



quiet surroundings, friendly neighbors, and the welcoming spirit this small community is known for. (id:6289)

Built in 2009

Essential Information

Listing #	A2263260
Price	\$395,000
Bedrooms	5
Bathrooms	3.00
Square Footage	1,516
Acres	0.18
Year Built	2009
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	36 Cottonwood Crescent
Subdivision	N/A
City	Rosemary
Province	Alberta
Postal Code	T0J2W0

Amenities

Utilities	Electricity, Natural Gas, Sewer, Water
Features	See remarks, Other, PVC window, Closet Organizers
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Has Basement Yes

Exterior

Exterior Vinyl siding
Foundation Poured Concrete

Listing Details

Listing Office Royal LePage Community Realty



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