

\$335,000 - 25 Cottonwood Crescent, Rosemary

MLS® #A2099773

\$335,000

2 Bedroom, 2.00 Bathroom, 1,184 sqft

Residential on 0.16 Acres

NONE, Rosemary, Alberta

A RARE FIND IN ROSEMARY! This charming 2 bedroom, 2 bathroom home is simply a treasure in the quaint Village of Rosemary. A warm and modern home with appealing design features you're sure to love. The uniqueness of this beautiful bungalow begins as soon as you drive up. A great sized lot hosts a sweet bungalow with single attached garage, and a welcoming verandah to sit and enjoy the neighborhood from. Upon entering youâ€™re greeted with an open concept floor plan providing a step saver kitchen highlighted by the two toned contrasting cabinetry, stainless steel appliances including a microwave hood fan and a sizable pantry with solid wood shelving. A generous dining area provides ample room for those family dinners. The south facing living room enjoys plenty of natural light and provides a built-in entertainment centre reducing the need to purchase an expensive unit. A practical primary bedroom provides built in desk area making it an ideal secondary use as a home office. The primary bedroom includes a walk through closet leading to a lovely 3pce ensuite with a nicely sized walk in shower. A second bedroom, additional 3pce bathroom and stacked washer & dryer closet round out this comfortable and practical main floor. Downstairs youâ€™ll find an undeveloped basement that is well planned for future use to host 2 bedrooms, bathroom, family room as well as a flex area that could be utilized as a home office, gym or theatre room. Notably this



home offers a heat recovery ventilation system, HRV units have several benefits such as reducing pollutants, retaining heat, reduces high levels of humidity and saves energy resulting in lower costs. WIN-WIN!!! The attached garage provides parking to keep your vehicle out of the weather and has access to the backyard while the large driveway accommodates several more vehicles or may house your RV. The back deck features a gas line for your BBQ and the yard is a great size for the gardener / flower enthusiast in the family. Fenced, landscaped with lush grass with convenient underground sprinklers and flower beds with the perfect garden spot. This is a great home in a wonderful community. Located a quick 20 minute drive to Brooks or approximately 1.5 hours to Calgary. Quick possession is possible, book your showing today!

Built in 2011

Essential Information

MLS® #	A2099773
Price	\$335,000
Sold Price	\$318,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,184
Acres	0.16
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	25 Cottonwood Crescent
Subdivision	NONE

City	Rosemary
County	Newell, County of
Province	Alberta
Postal Code	T0J 2W0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Single Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Jetted Tub, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas, See Remarks
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Irregular Lot, Landscaped, Underground Sprinklers, Paved, See Remarks
Roof	Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 8th, 2024
Date Sold	February 3rd, 2024
Days on Market	26
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Community Realty
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