# \$395,000 - 36 Cottonwood Crescent, Rosemary

MLS® #A2263260

## \$395,000

5 Bedroom, 3.00 Bathroom, 1,516 sqft Residential on 0.18 Acres

NONE, 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.

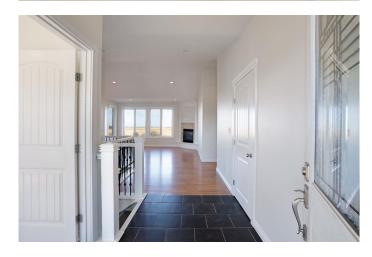
With three bedrooms and two full bathrooms, the main floor provides a functional layout for families of all sizes. The primary suite includes a walk-in closet and a 4-piece ensuite with a relaxing tub and separate shower. Convenient main floor laundry adds to the ease of everyday living.

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'II appreciate the quiet surroundings, friendly neighbors, and the welcoming spirit this small community is known for.

#### Built in 2009

#### **Essential Information**

MLS® # A2263260 Price \$395,000

Bedrooms 5 Bathrooms 3.00

Full Baths 3

Square Footage 1,516
Acres 0.18
Year Built 2009

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 36 Cottonwood Crescent

Subdivision NONE

City Rosemary

County Newell, County of

Province Alberta
Postal Code T0J 2W0

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet

Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s), Sump Pump(s), Tankless Hot Water,

Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Tile

Has Basement Yes Basement Full

### **Exterior**

Exterior Features Other

Lot Description Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 7th, 2025

Days on Market 25

Zoning R-1

## **Listing Details**

Listing Office Royal LePage Community Realty

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