



**34 Cottonwood Boulevard
Rural Foothills County, Alberta**

MLS # A2012263



\$650,000

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|------------------|--|---------------|-------------------|
| Division: | Rural Foothills County | | |
| Type: | Residential/Duplex | | |
| Style: | Bungalow, Side by Side | | |
| Size: | 1,454 sq.ft. | Age: | 1996 (27 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Ins | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Front | | |

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|--------------------|---|-------------------|------------|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 149 |
| Basement: | Finished, Walk-Out | LLD: | 7-22-28-W4 |
| Exterior: | Stucco, Wood Frame | Zoning: | RC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Recessed Lighting, See Remarks, Separate Entrance, Skylight(s), Smart Home, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar | | |
| Inclusions: | Central Vacuum/Attachments, Refrigerator in mudroom, Garage Heater, Ceiling Fans, Projector and Screen in basement (as is). | | |

Overlooking the Cottonwood Golf Course, FUELLED with class and elegance sits this beautiful WALK-OUT BUNGALOW in the Cottonwood Estates boasting SPECTACULAR VIEWS from every level! Welcome to 34 Cottonwood boulevard. The open concept main floor features vaulted flat ceilings, flawless hardwood flooring, numerous large windows, NEW modern light fixtures, and a stunning stone feature wall/pillar. Highlighted rooms on the main level consist of a bright and spacious office/den area, trendy & bath with vessel sink, GORGEOUS chefs kitchen showcasing: stone feature wall with built-ins, under-mount SS sink with a NEW faucet and faucet glass rinser, plenty of counter/cupboard space, under cabinet lighting, raised eating bar, quartz counter tops, unique hidden fridge with cabinet panels and a separate dining space. Giant pantry/mud/laundry room together with tons of cupboards, drawers, its own large sink, and an additional fridge/freezer. There is enough space here for the ENTIRE family to put on their snow gear! Enjoy the breakfast/coffee nook which offers breathtaking views of the golf course and Bow Valley below. Appreciate the scenery from the upper deck with BBQ gas line, epoxy flooring and plenty of space for entertainment and patio furniture. Finally let me take you to the massive master retreat introducing vaulted ceilings, ceiling fan, day/night shades, private access to the upper deck, spa like 5pc ensuite with his/her sinks, walk-in shower, jetted soaker tub and an abundance of natural light pouring in from the skylight. We are not finished there, make your way down to the perfectly designed fully finished walk-out basement. This basement has it all: Huge media/theatre room with built-ins, 2 sided stone gas fireplace, large second bedroom with a massive walk-in closet, fully functional built-in home office area, wet bar, hobby space and endless

amount of storage. Appreciate the covered lower patio (pre-wired for future hot tub) while embracing the rear yard, breathtaking views and all the pieces of nature. Approx. \$35,000 in upgrades over the past year. New in 2022 - H.E. Hot water heater, furnace, A/C, and many new triple pane windows. Some other amazing features: Reverse Osmosis, smart switches throughout, Central VAC, Stucco siding, Double attached HEATED garage with epoxy flooring, and more. All this and only 15mins from Calgary. Not a detail was missed in this property, DO NOT think about it, ACT NOW!