

\$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 engineered hardwood 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.

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, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(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, Partially Finished

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	2
Zoning	R-1

Listing Details

Listing Office	Royal LePage Community Realty
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