



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

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

MLS # A2323247



\$975,000

Division:	Cottonwood Villas		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,721 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, F		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public, See Remarks
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 150
Basement:	Full	LLD:	7-22-28-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Reverse Osmosis, Garage Cabinets, Garage Heater, Basement Fridge

Endless views, rolling landscapes & remarkable privacy introduce a setting in Cottonwood Estates that feels peaceful from the moment you arrive. Backing onto the golf course with ravine & river views beyond, this walkout bungalow sits on an oversized pie-shaped lot tucked within a quiet cul-de-sac in one of Foothills County's most prestigious communities. Vaulted ceilings & gleaming hardwood flooring immediately set the tone while central air conditioning keeps the home comfortable through the warmer months. Unwind in the living room where bayed windows frame the endless landscape & a fireplace invites relaxing evenings. The beautifully renovated kitchen showcases high-end stainless steel appliances, a gas cooktop, full-height cabinetry, granite countertops & a large centre island designed for casual conversations & effortless entertaining. Designer lighting adds atmosphere in the dining area while additional windows & a built-in serving bar make hosting feel seamless. Morning coffee feels especially memorable from the expansive wraparound deck where panoramic views stretch across the golf course, ravine and river valley. Retreat to the primary bedroom where private deck access, remarkable scenery, walk-in closet & a luxurious ensuite elevates daily routines with dual sinks, in-floor heating & a massive multi-head rain shower wrapped in full-height tile. Flexibility accompanies the second bedroom which easily adapts into a home office or guest space. Everyday organization becomes easier thanks to the well-appointed laundry room complete with a sink, storage & folding area. Matching the elevated finish quality, the walkout basement continues the home's thoughtful design with large windows, exceptional views & generous gathering spaces. Movie nights naturally centre around the second fireplace in the family room while the expansive recreation

area leaves space for games, hobbies or entertaining. Guests or older children will appreciate the huge 3rd bedroom with a full 4-piece ensuite bathroom. Covered patio access extends the living space outdoors & creates another peaceful place to enjoy the beautifully landscaped setting. Extensively upgraded throughout, this home features new paint, flooring, trim, ceilings, lighting, electrical switches and wiring, updated plumbing fixtures including sinks, taps and toilets, a stunning custom kitchen with new counters, in-island storage, Bosch appliances, glass stair railings, new interior/ screen doors, all new window glass, new blinds, reverse osmosis water filtration, gemstone exterior lighting at the front and back, a heated garage with built-in cabinets, new carpet, new glass deck railing & an open-concept basement created by removing walls. Set within the rolling landscape of Foothills County, Cottonwood Estates offers a peaceful lifestyle surrounded by mature trees, foothill scenery & big skies. Residents enjoy the serenity of country living while remaining within an easy drive of Calgary, Okotoks & South Health Campus.