

\$439,500 - 209 Westview Close, Bowden

MLS® #A2081398

\$439,500

4 Bedroom, 3.00 Bathroom, 1,270 sqft

Residential on 0.15 Acres

NONE, Bowden, Alberta

209 Westview Close is where you will want to call HOME. It begins at the curb with the tasteful landscaping, updated exterior colors and rubberized asphalt driveway that is long enough to tandem park vehicles or maybe the RV. Upon entering the home you will be impressed by the bright open space that greets you. The many windows allow for plenty of sunshine and a birds-eye view of the surrounding area. The living room is the perfect place to gather and adjoins the dining area and kitchen. The gas fireplace is a great feature that is centrally located to be enjoyed by all. The kitchen with its large island is certainly the heart of the kitchen and boasts numerous cupboards, drawers and is a bakers dream with one end being stainless steel, perfect for the bread and pastry creating! Appliances are all Stainless and some have just been updated. The handy corner sink with over sink windows, lets you keep an eye on what is going on in the back. Who wouldn't love a designated coffee bar, yup you get that too! The primary suite is of good size with double closets and a 3pce. (shower) ensuite and is conveniently situated near the other two bedrooms on this level. A 4pce. bath and main floor laundry round out this level. Downstairs is where you will find the fourth bedroom and the large family room which can accommodate the games table and still have room for family movie night! Beautiful soaker tub is the centerpiece of the 3pce bath that is found on this level. The



utility room is large and provides for lots of storage with all of it's built-in shelving. Although the lower level stays comfortably cool you are sure to enjoy the central air conditioning on the hotter days. Outside is where you will find the enclosed rear deck that is plumbed for the BBQ gas line & the hot tub (hot tub won't be staying, but it is all wired and set up for you to bring one!). RV parking with 30 Amp. and a fenced back yard for the littles and/or fur babies. The attached garage is wired for 220V, has hot and cold water and is heated. In the event of a power outage, you have the comfort in knowing you only to flip the inside switch to your generator. This home is tastefully decorated in warm tones and provides great space on both levels. Bowden is a growing community that has recently seen great growth and offers numerous eateries, retail and lot's of recreation opportunities as well as a K-12 school. Conveniently situated on the QEII & HWY 2A, between Olds and Innisfail, making it an easy commute to Red Deer or maybe even Calgary. Come enjoy a big city home in a small town community, you really can have it all!!

Built in 1999

Essential Information

MLS® #	A2081398
Price	\$439,500
Sold Price	\$425,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,270
Acres	0.15
Year Built	1999
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Sold

Community Information

Address	209 Westview Close
Subdivision	NONE
City	Bowden
County	Red Deer County
Province	Alberta
Postal Code	T0M 0K0

Amenities

Parking Spaces	6
Parking	Double Garage Attached, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2023
Date Sold	November 8th, 2023
Days on Market	52

Zoning	R 1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX ACA REALTY
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