

\$315,000 - 2121 Westview Crescent, Bowden

MLS® #A2087114

\$315,000

3 Bedroom, 2.00 Bathroom, 1,476 sqft

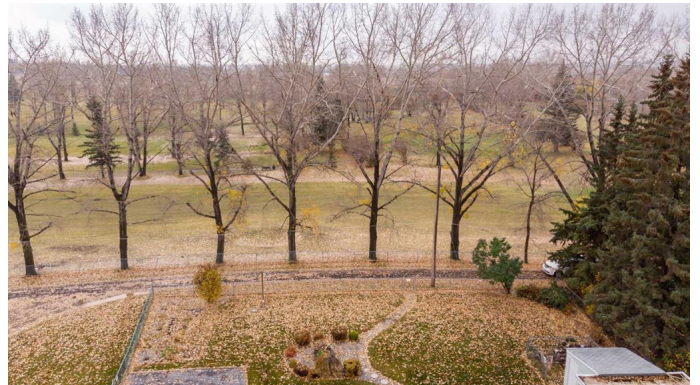
Residential on 0.26 Acres

NONE, Bowden, Alberta

Nestled in the heart of Bowden, this large but affordable bungalow presents a fantastic opportunity for comfortable and cost-effective living. You will love the large, beautifully quaint and covered front porch which gives so much charm and natural curb appeal to this sprawling bungalow. You will not find many lots like this one either – it is huge and professionally landscaped with a ton of parking and back alley access. What sets this property apart is its enviable location, as it backs directly onto a lush golf course, providing a scenic backdrop.

This main floor living space offers a spacious and inviting atmosphere with the added comfort of a gas fireplace, creating the perfect spot to unwind and relax. The large windows throughout the home allow so much natural light in this comfortable home. The kitchen is functional with an abundance of cabinets and matching white appliances. The home offers the convenience of main floor living with the washer and dryer on the main. Additionally, easy access to the back deck provides a seamless transition to outdoor living, making it an ideal space for enjoying your morning coffee or hosting gatherings with friends and family. Find 3 Bedrooms on the main floor, plus a shared 4 Piece Bath (with in-floor heating!), the perfect layout for empty nesters or retirees or those with small children that you want to keep close.

The lower level of the home is unfinished, except for the half bathroom, giving you ample



opportunity to turn it into a space that works for your family. Add a Rec Room, more Bedrooms, or the ultimate at home theatre – the choice is yours!

The backyard is fully fenced looking onto the golf course, giving you a serene space to enjoy on warm days and beautiful views throughout the seasons. There is room for RV or boat parking, plus a 10.5m x 9.5m storage shed for yard tools or toys. A single Garage will keep your vehicle parked away from the elements or provide you with a space for storage or working on projects.

Many updates have been done to the home, including: an extensive main floor renovation, composite wide plank flooring, windows, furnace, ducting in the basement, deck, flooring, fireplace, electrical, fully renovated main bath as well as landscaping and grading around the exterior. The roof has been replaced with a single ply co-polymer alloy, guaranteed to last for years to come. With so many things already done for you, all you need to do is move in and enjoy!

Bowden is a growing community and a great choice for a young family or couple looking to downsize or retire. Close to the highway 2 corridor with easy commute anywhere in central Alberta. Enjoy the quiet, small town life close to amenities while living in an affordable home that's been updated, offering your family the best of both worlds.

Built in 1960

Essential Information

MLS® #	A2087114
Price	\$315,000
Sold Price	\$311,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1

Half Baths	1
Square Footage	1,476
Acres	0.26
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2121 Westview Crescent
Subdivision	NONE
City	Bowden
County	Red Deer County
Province	Alberta
Postal Code	T0M 0K0

Amenities

Parking Spaces	4
Parking	Single Garage Attached

Interior

Interior Features	No Animal Home
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	See Remarks
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2023
Date Sold	October 28th, 2023
Days on Market	15
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX real estate central alberta - Innisfail

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