

\$430,000 - 1236 Westview Drive, Bowden

MLS® #A2134834

\$430,000

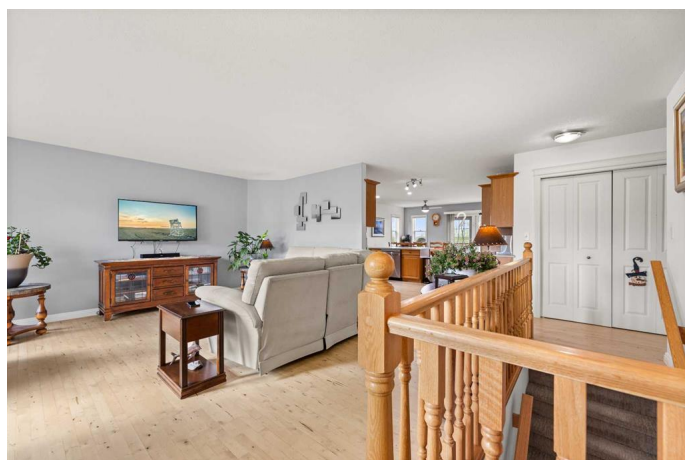
3 Bedroom, 3.00 Bathroom, 1,435 sqft

Residential on 0.17 Acres

NONE, Bowden, Alberta

This could be the perfect home you've been looking for. This fully developed 3/4 bedroom bungalow with a walkout basement and a fully self-contained illegal suite is located on the south side of Bowden, only a short walk to the golf course. You will absolutely love the bright and welcoming feeling you get as you enter the home. Beautiful hardwood flooring flows throughout the majority of the main level. The kitchen, with its ample cabinets and counter space, is perfect for preparing both family meals and entertaining guests. You will enjoy a surprising mountain view from both the kitchen and the expansive rear deck. The main floor also includes a versatile office/bedroom, which can serve as a third bedroom on the main floor or a home office. The large master bedroom features a 3-piece ensuite and dual closets with handy organizers. Centered between two bedrooms and located across from the 4-piece main bathroom, you will love the convenience of the main floor laundry.

As you venture downstairs, you'll discover a brightly lit and welcoming suite (illegal) that features a full kitchen, separate entrance, large living room, 3-piece washroom, and enclosed laundry room. The rear yard is fully fenced and creates a private oasis rarely seen in newer homes. The larger double-attached garage is a dream, with space for a larger workbench, plenty of shelving, and a finish that matches the interior of the house. All this is in addition to the storage space in the basement



and the main floor. With established fruit trees, raspberry plants, Central air conditioning, in floor heat, newer appliances, there are just too many bonus features in this home to list. This home comes with a pre-listing home inspection available with a successful offer.

Built in 2006

Essential Information

MLS® #	A2134834
Price	\$430,000
Sold Price	\$440,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,435
Acres	0.17
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1236 Westview Drive
Subdivision	NONE
City	Bowden
County	Red Deer County
Province	Alberta
Postal Code	T0M0K0

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home,
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	Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Suite, Walk-Out

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Garden, Interior Lot, No Neighbours Behind, Landscaped, Many Trees, Street Lighting, Private, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	May 24th, 2024
Date Sold	May 31st, 2024
Days on Market	7
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Vision Realty
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