

\$445,000 - 1212 Westview Drive, Bowden

MLS® #A2142730

\$445,000

3 Bedroom, 3.00 Bathroom, 1,749 sqft

Residential on 0.15 Acres

NONE, Bowden, Alberta

Welcome home to 1212 Westview Drive in the charming Town of Bowden. As you drive up you are sure to appreciate the curb appeal of this beautiful home! The entrance is inviting and is well sized for all of the hellos and good-byes. Carrying on to the upper level where you are greeted with an open concept Living, Dining and Kitchen with Island. Gatherings with family and friends will seem a breeze with the well laid out kitchen and large dining area. You are sure to enjoy all the big windows that let you enjoy the morning sunrise and the evening sunset with the mountain view!! All three bedrooms are on this level, the Primary Bedroom has a 3 pce. ensuite as well as a walk-in closet. Rounding out this level is a pantry, linen closet and a 4 pce. bathroom. Lower level is well set up with a family room, 2 pce washroom, laundry and access to the heated double attached garage. As this level is at ground level the windows are all large. Outside does not disappoint with plenty of driveway for an RV, fenced & landscaped rear yard, great firepit area, shed and fabulous two tiered decks with amazing views to the west.. Tankless hot water, air-conditioning, roughed in-floor heat, gas BBQ line, finished heated garage will check the boxes. All this nestled in a cul-de-sac close to walking paths. Bowden is a quaint community with a K-12 School, Library, Skate park, Arena, Pharmacy, Post Office, numerous eateries, convenience stores and plenty of 'country style community spirit'!!! Conveniently



situated between Olds and Innisfail, short commute to Red Deer or possibly Calgary, and lots of outdoor recreation options are nearby.

Built in 2016

Essential Information

MLS® #	A2142730
Price	\$445,000
Sold Price	\$440,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,749
Acres	0.15
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1212 Westview Drive
Subdivision	NONE
City	Bowden
County	Red Deer County
Province	Alberta
Postal Code	T0M 0K0

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Instant

	Hot Water, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Floor Furnace, In Floor Roughed-In, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Cul-De-Sac, Few Trees, Irregular Lot, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Slab

Additional Information

Date Listed	June 19th, 2024
Date Sold	November 14th, 2024
Days on Market	148
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX ACA Realty
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