

**1207 Westview Drive
Bowden, Alberta**

MLS # A2189413

\$547,000



Heating: In Floor Roughed-In, Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers

Inclusions: Garage Door Remotes

Division: NONE

Type: Residential/House

Style: 2 Storey

Size: 1,544 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Triple Garage Attached

Lot Size: 0.11 Acre

Lot Feat: Back Yard, Cul-De-Sac, Irregular Lot

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Tucked away on a quiet close in the welcoming town of Bowden, this brand new 2 storey home perfectly combines modern living with timeless appeal. The open-concept main floor creates a bright and inviting space, ideal for everyday living or entertaining guests. With three spacious bedrooms and 2.5 bathrooms thoughtfully distributed throughout the home, it offers practicality. The irregular pie-shaped lot provides ample outdoor space, highlighted by a south-facing deck that's perfect for enjoying sunny afternoons and peaceful evenings. A separate entrance on the east side leads to the basement, offering flexibility for future development or additional privacy. The triple attached garage ensures plenty of room for vehicles, storage, and more. This home offers a harmonious blend of thoughtful design and functionality, making it a perfect choice for those seeking small-town charm.