

# \$547,000 - 1207 Westview Drive, Bowden

MLS® #A2189413

**\$547,000**

3 Bedroom, 3.00 Bathroom, 1,544 sqft

Residential on 0.11 Acres

NONE, Bowden, Alberta

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.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2189413  |
| Price          | \$547,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,544     |



|            |             |
|------------|-------------|
| Acres      | 0.11        |
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1207 Westview Drive |
| Subdivision | NONE                |
| City        | Bowden              |
| County      | Red Deer County     |
| Province    | Alberta             |
| Postal Code | T0M 0K0             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | Closet Organizers                                   |
| Appliances        | Dishwasher, Microwave, Refrigerator, Electric Stove |
| Heating           | Forced Air, In Floor Roughed-In                     |
| Cooling           | None                                                |
| Has Basement      | Yes                                                 |
| Basement          | Full, Unfinished                                    |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | None                                 |
| Lot Description   | Back Yard, Cul-De-Sac, Irregular Lot |
| Roof              | Asphalt Shingle                      |
| Construction      | Wood Frame, Vinyl Siding             |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 28th, 2025 |
| Days on Market | 247                |
| Zoning         | R1                 |

**Listing Details**

Listing Office                      Century 21 Bravo Realty

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