



GRASSROOTS
REALTY GROUP

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**2316 19 Avenue
Bowden, Alberta**

MLS # A2258201



\$354,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,415 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	ICF Block	Utilities:	-
Features:	Kitchen Island		

Inclusions:	NA
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Welcome to this beautifully designed 4-level duplex offering comfort, functionality, and stylish living across every floor. The single attached garage provides a convenient and secure parking space. The heart of the home features an open floor plan, perfect for hosting gatherings. The modern kitchen is equipped with a large central island, ideal for casual dining and meal prep. Dine inside or step thru the glass doors to enjoy the expansive deck. The backyard is lovely with stone pathways and meticulous landscaping. Mature trees provide additional privacy. Fully fenced for the kids and pets to safely play. Back inside, the primary suite is spacious with a wonderful walk-in closet and 4-piece ensuite. The 3rd level offers a thoughtful layout with 2 generous bedrooms, another 4-piece bathroom, and the convenience of laundry. The fully finished basement includes a fantastic family, perfect for movie nights, playtime, or relaxing with company. Boasting an additional 4-piece bathroom, making it ideal for entertaining in a cozy comfort space. Oversized windows flood this lower floor with natural light, enhancing the open feel and the underfloor heat is roughed in. This multi-level layout separates living, sleeping, and recreation areas, offering privacy and flexibility for any lifestyle. (Important note: common wall is sound proofed.) Schedule your showing today!