



GRASSROOTS
REALTY GROUP

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**114 Centennial Park Crescent E
Bow Island, Alberta**

MLS # A2279697



\$430,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,251 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Vinyl Windows		

Inclusions: n/a

Welcome to this well-laid-out 1981 split level home, situated on a generous lot in the Town of Bow Island, close to the golf course and waterpark! Offering space, functionality and future potential, this home is ideal for the growing family. The two main floors, combined offer 1517 sq. ft of comfortable living space, featuring a bright living room as well as an inviting family room, complete with fireplace and walk-out to the backyard. The kitchen and dining areas flow nicely, creating a practical layout. The upper level measures 694 sq. ft. providing separation and privacy from the main living areas and where you'll find three of the home's four bedrooms, including a spacious primary bedroom with walk-in closet and private three-piece ensuite. The lowest level is undeveloped, offering excellent potential to customize additional living space, bedrooms or recreation areas to suit your needs. Additional highlights include an attached 21' x 21' garage, right off the practical mudroom-style entrance, perfect for busy households and the large laundry room, with plenty of room to hold your freezers and extra fridge. This home has lots to offer, come take a look to appreciate it yourself.