



**1207 Westview Drive
Bowden, Alberta**

MLS # A2286144



\$547,000

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		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: Garage Door Opener

Nestled on a quiet close in the friendly community of Bowden, this brand-new two-storey home blends contemporary comfort with classic style. The open-concept main floor offers a bright, welcoming layout that’s perfect for both daily living and entertaining. Featuring three generously sized bedrooms and 2.5 well-appointed bathrooms, the home is designed with practicality in mind. Situated on an irregular pie-shaped lot, it provides plenty of outdoor space, including a south-facing deck ideal for sunny afternoons and relaxing evenings. A separate east-side entrance to the basement adds flexibility for future development or added privacy. The triple attached garage offers abundant space for vehicles, storage, and more. Thoughtfully designed and highly functional, this home is an excellent opportunity to enjoy the charm of small-town living.