



**173 Parkview Crescent W
Bow Island, Alberta**

MLS # A2300138



\$399,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Front Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: n/a

Welcome to Parkview Crescent, Bow Island's newest subdivision, contemporary design meets small-town charm. This brand-new 1,070 sq. ft. north-facing home, built by JAYCO, is part of a thoughtfully designed four-plex offering an easy, low-maintenance lifestyle with no condo fees—ideal for downsizers, first-time buyers, or young families. Step inside to a bright, open-concept main floor featuring a stylish electric fireplace, spacious kitchen, and a functional dining area perfect for everyday living or entertaining. The main level offers two bedrooms, including a comfortable primary suite complete with a 4-piece ensuite. Enjoy flexible laundry options with the choice of main floor or basement setup. Built with an ICF foundation, this home delivers excellent energy efficiency and long-term durability. The attached heated single garage adds year-round convenience, while the undeveloped basement provides a blank canvas to create additional living space tailored to your needs, if you desire. As an added bonus, take advantage of a \$7,500 property tax credit offered by the Town of Bow Island. Move-in ready and built for modern living—this is your opportunity to enjoy the benefits of a brand-new home in a thriving community. Photos are not of this exact unit.