



GRASSROOTS

REALTY GROUP

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**208 Westview Crescent W
Bow Island, Alberta**

MLS # A2286984

\$569,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,578 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: deep freeze, cabinets x 2 in garage, garage shelving, cabinets x 2 in laundry room

Welcome to this stunning 1578 sq. ft. bungalow located on a corner lot in Westview Crescent, Bow Island - a former show home by Jade Homes that truly stands out from the rest! From the moment you step inside, you'll be impressed by openness of the layout, starting with the spacious front entryway. Just off the entrance is a bright and functional office, complete with a Murphy bed, perfect for accommodating overnight guests while maintaining everyday workspace convenience. The main floor features a beautiful primary bedroom retreat with a luxurious five-piece en suite, offering comfort and style and a 9 x 4 ft. walk-in closet. The heart of the home is the gorgeous kitchen, showcasing rich dark cabinetry, abundant storage and an open concept design that seamlessly connects the kitchen, dining and living areas. The living room is warm and inviting with a cozy gas fireplace - ideal for relaxing evenings. Also on the main floor you'll find a large rear entrance, with built in cabinets for additional storage, a four piece bathroom and thoughtful design touches throughout that reflect it's show home quality. The fully finished basement offers even more living space with three spacious bedrooms, a generous family room and a dedicated laundry area - perfect for a growing family or hosting guests. The 28'x30' attached heated garage provides ample space for vehicles, storage and projects. Outside, the low maintenance yard is beautifully landscaped with decorative rock and artificial turf, giving you great curb appeal without the upkeep. This exceptional property combines quality craftsmanship, functional design and stylish finishes. A must-see home in Westview Crescent!