



**GRASSROOTS**  
REALTY GROUP

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**240 Parkview Lane W**  
**Bow Island, Alberta**

**MLS # A2300141**



**\$379,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,070 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard		

**Heating:** Forced Air

**Floors:** Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** ICFs (Insulated Concrete Forms), Wood Frame

**Foundation:** Poured Concrete, See Remarks

**Features:** Kitchen Island, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1

**Utilities:** -

**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. south-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. 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 welcoming community. Some photos have been virtually staged.