



GRASSROOTS
REALTY GROUP

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1235 21 Street
Bowden, Alberta

MLS # A2304177



\$489,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,143 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, No Neighbors		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to small-town living at its finest! This beautifully designed two-storey home offers a spacious, family-friendly layout in South Bowden's newest subdivision. Set on a reverse pie lot, you'll enjoy a generous backyard with no rear neighbors—just peaceful views near the golf course. Step inside to find maple hardwood flooring, tile accents, and elegant railings throughout. The heart of the home features a stunning kitchen with granite countertops, "Sheffield" maple cabinetry, a large island, and an oversized pantry—perfect for both everyday living and entertaining. The cozy living room is anchored by a gas fireplace, creating a warm and inviting atmosphere. Convenience is key with a main-floor mudroom/laundry area located just off the attached double garage, along with a 2-piece bathroom. Upstairs, a vaulted family room showcases beautiful mountain views. This level also includes two generously sized bedrooms, a 4-piece bathroom, and a spacious primary suite complete with a walk-in closet and a luxurious 4-piece ensuite featuring a soaker tub and separate shower. Enjoy outdoor living with maintenance-free composite front and back decks, plus a gas BBQ hookup. The east-facing backyard is fully fenced, offering privacy, security, and plenty of space for family activities. The partially developed basement is ready for your personal touch, with roughed-in in-floor heating, an energy-efficient furnace, and a tankless hot water system already in place. The double garage includes a convenient man door to the backyard and a dedicated workbench area. This home offers incredible potential with a blank basement space and plenty of room to grow—perfect for families looking to settle into a welcoming community. A must-see!

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