



GRASSROOTS
REALTY GROUP

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**1513 Westview Drive
Bowden, Alberta**

MLS # A2328397



\$439,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,328 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Corner Lot, Cul-De-Sac, Gentle Sloping, Irregular Lot, Other, Pie		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Natural Woodwork, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your beautiful FULLY DEVELOPED 1328 Sq. Ft Bungalow. This home has had NUMEROUS UPDATES in recent years It is move in ready. Main floor has huge living room off the large Foyer, Beautiful U shaped kitchen with adjoining dining area and good access to the laundry room and Garage. At the end of the hall a Large 4 piece bathroom adjacent to the second Bedroom. Central to the home this Massive Master bedroom with walk-in closet and 3 PCE ENSUITE. On the Locked off Lower level you will find you have an office area just at the bottom of the stairs adjacent to the huge bedroom with it's own 4 piece bathroom. There is a MASSIVE family room, a Large storage room combined with furnace/utility room with a newer Hot Water Tank. Adjacent is the exercise Gym area and another large storage room. There is a high ceiling in the OVERSIZED HEATED GARAGE WITH 220V. Off the Garage is the Back yard with a BBQ (gas) and entertaining area with a Large gazebo and private yard. All set up for the Kids with even a dog run. RV Parking adjacent to the Back alley and room to park another 3-4 vehicle plus two in the Garage! The exterior of this home has NEWER SIDING and SHINGLES. CENTRAL AIR CONDITIONING and the underground sprinkler system are big bonuses. As well there is a central vac system and security cameras set up. There are numerous garden areas and flower beds with lots of hardy perennials as well as being designated a Certified Wildlife Friendly Habitat. Bowden is a fantastic community that is really starting to grow with many eateries and amenities currently available. As well as being on the Hwy 2 corridor, giving you quick access to multiple destinations.