



GRASSROOTS
REALTY GROUP

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248 Westview Crescent W
Bow Island, Alberta

MLS # A2338392



\$570,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,468 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Metal Siding , Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Recessed Lighting		

Inclusions: n/a

Welcome home to this beautiful, modern, 1468 sq. ft. bungalow, built in 2024 and located on desirable Westview Crescent in Bow Island. This one-owner home offers modern living, thoughtful design and plenty of space for the whole family with five bedrooms. The main floor features a gorgeous kitchen with large island and walk-in pantry, convenient main-floor laundry, a spacious primary bedroom with walk-in closet and 3 piece ensuite, a second bedroom and an inviting living area complete with an electric fireplace. Downstairs is three additional bedrooms, a 4 piece bath and a family room for the kids to gather with their friends. Enjoy your morning coffee on the east-facing front deck or relax and entertain on the west-facing rear-deck while taking advantage of the beautiful outdoor space. Underground sprinklers in the front yard make lawn care a breeze. Built in 2024 and still offering the feel of a brand-new home, this property is truly move-in ready. With its desirable location, five bedrooms, modern finishes, excellent outdoor spaces, including an RV parking spot, this is a home you won't want to miss!