

# \$375,000 - 2218 Westview Crescent, Bowden

MLS® #A2222691

**\$375,000**

4 Bedroom, 2.00 Bathroom, 1,160 sqft

Residential on 0.14 Acres

NONE, Bowden, Alberta

Make Bowden your new home! This charming Central Alberta community, just 25 minutes from Red Deer and 50 minutes from Calgary, offers essential amenities with larger market services a short drive away. Perfect for families, this bright 4-bedroom, 2-bathroom home sits on a spacious lot. The main level features three bedrooms, a 4-piece bath, and convenient laundry. Enjoy an expansive living room, dining area, and kitchen, all bathed in natural light from numerous windows overlooking the large, mature front yard. The finished basement adds a fourth bedroom, a generous 3-piece bathroom, and a large recreation room complete with a pool table. Additional features include energy-efficient LED pot lights in the living room and basement rec room, a new furnace with central AC, and an oversized double garage (22'x24'), plus RV parking. A significant bonus: the property backs directly onto a large park with a playground, community gardens, arena, and ample green space. Schedule your showing today!

Built in 1972

## Essential Information

MLS® #	A2222691
Price	\$375,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,160
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2218 Westview Crescent
Subdivision	NONE
City	Bowden
County	Red Deer County
Province	Alberta
Postal Code	T0M 0K0

### Amenities

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, RV Access/Parking, Additional Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Oven, Freezer, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle, Other
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 21st, 2025
Days on Market	6
Zoning	R1

## **Listing Details**

Listing Office	CIR Realty
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