

# \$367,900 - 1408 Westview Drive, Bowden

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MLS® #A2217038

**\$367,900**

4 Bedroom, 2.00 Bathroom, 851 sqft

Residential on 0.15 Acres

NONE, Bowden, Alberta

Charming Home on the West Side of Bowden, AB

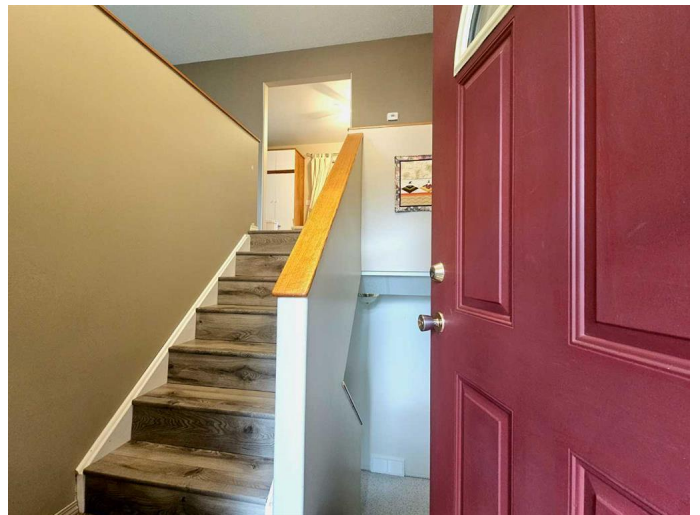
Welcome to this beautifully maintained home, where pride of ownership is evident throughout. With 4 spacious bedrooms and 2 full bathrooms, this home is ideal for families or couples looking for comfort, functionality, and room to grow.

The bright living room features a large east-facing window that fills the space with morning sunlight. The kitchen includes a corner sink with two windows, offering plenty of natural light and charming views, along with an adjustable pantry for added convenience. Patio doors off the dining area lead to a west-facing deck, perfect for entertaining or relaxing in the evening sun.

Each bedroom includes built-in closets, and the home blends original real wood accents with tasteful updates, including partial new flooring (2024). It's in great condition throughout and completely move-in ready.

The basement is a standout feature, offering a wide open family room with large windows that make the space feel bright and welcoming. There is also handy storage under the stairs, making use of every inch of the home.

The 24x24 insulated double garage features 10-foot ceilings and upper storage. You'll



also find RV parking with a 220V hookup beside a gravel pad out backâ€”perfect for guests or travel enthusiasts.

The whole yard is a gardenerâ€™s dreamâ€”fully fenced and lovingly maintained, with mature flowers, shrubs, bushes, and walking paths. The yard will soon be in full bloom and bursting with color, creating a private outdoor retreat.

With close to 1,700 sq ft of finished living space, this home is fully developed on both levels. Located less than an hour from Calgary and just 30 minutes from Red Deer, it's a perfect blend of small-town peace and city convenience.

This bright, well-cared-for home offers space, charm, and practical featuresâ€”inside and out.

Built in 1999

**Essential Information**

MLS® #	A2217038
Price	\$367,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	851
Acres	0.15
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	1408 Westview Drive
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Subdivision	NONE
City	Bowden
County	Red Deer County
Province	Alberta
Postal Code	T0M 0K0

### Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Additional 110 Volt, Double Garage Attached, Garage Insulated
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Natural Woodwork, No Animals, Heat Pump(s), Track Lighting, Vinyl
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

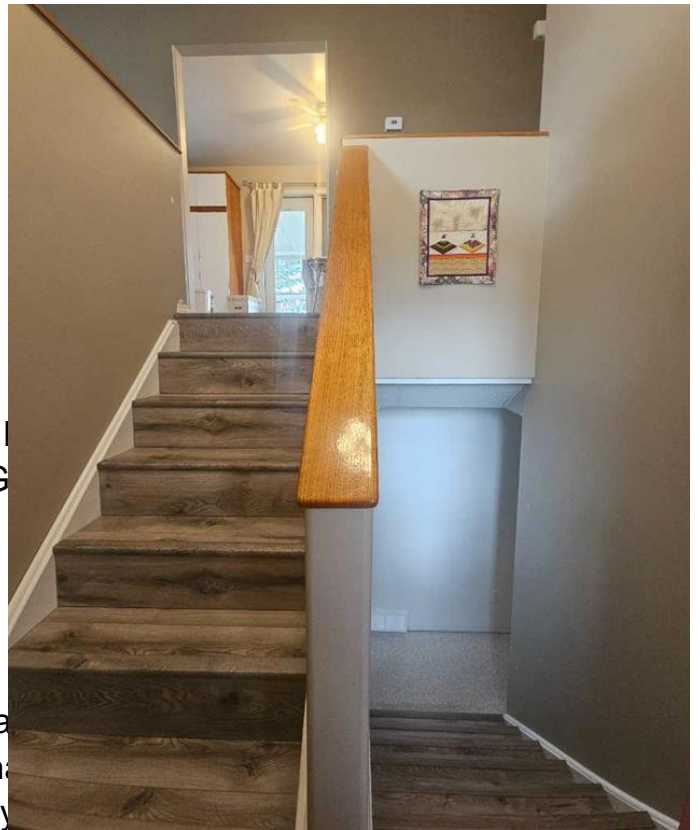
Exterior Features	Balcony, Garden, Private Yard, RV Hookup
Lot Description	Back Yard, Garden, Landscaped, Lawn, Level, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	6
Zoning	R1

### Listing Details

Listing Office	RE/MAX real estate central alberta
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