

# \$425,000 - 263 Westview Crescent West, Bow Island

MLS® #A2251881

## \$425,000

4 Bedroom, 3.00 Bathroom, 1,055 sqft

Residential on 0.18 Acres

NONE, Bow Island, Alberta

Welcome to this well-maintained home located in a newer neighborhood in Bow Island! Situated on a landscaped and fully fenced lot, this property features a super single attached garage and a gravel pad for convenient RV parking. Inside, the main floor boasts vaulted ceilings, pot lights, and stylish vinyl plank flooring throughout. The spacious kitchen offers, ample cabinetry, a pantry, and modern appliances—perfect for both everyday living and entertaining. The finished basement includes a large bedroom, a dedicated office space, and a 3 piece bathroom. Additional highlights include a high-efficiency furnace with A/C and hot water on demand system, ensuring year-round comfort and energy savings. A fantastic opportunity to own a quality home in a growing community—don't miss out!

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2251881  |
| Price          | \$425,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,055     |
| Acres          | 0.18      |



|            |             |
|------------|-------------|
| Year Built | 2016        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 263 Westview Crescent West  |
| Subdivision | NONE                        |
| City        | Bow Island                  |
| County      | Forty Mile No. 8, County of |
| Province    | Alberta                     |
| Postal Code | T0K 0G0                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, Vaulted Ceiling(s) |
| Appliances        | Other                                                                            |
| Heating           | Forced Air, Natural Gas                                                          |
| Cooling           | Central Air                                                                      |
| Has Basement      | Yes                                                                              |
| Basement          | Full                                                                             |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Yard                                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Vinyl Siding                                                      |
| Foundation        | Poured Concrete                                                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 68                |
| Zoning         | R-1               |

**Listing Details**

Listing Office                      Century 21 Foothills South Real Estate

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