

# \$429,000 - 263 Westview Crescent West, Bow Island

MLS® #A2251881

**\$429,000**

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	\$429,000
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	Finished, 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	1
Zoning	R-1

**Listing Details**

Listing Office                      Century 21 Foothills South Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.