

\$449,900 - 1310 Westview Drive, Bowden

MLS® #A2262504

\$449,900

5 Bedroom, 3.00 Bathroom, 1,387 sqft
Residential on 0.13 Acres

NONE, Bowden, Alberta

Spacious 5 BEDROOM bungalow with WALKOUT basement in the quiet town of Bowden. From the front entrance and off the covered front porch, admire the open floor plan with its living room boasting vaulted ceiling, gas fireplace and maple hardwood floor. Then stroll into the kitchen featuring walnut cabinets with soft close drawers, walk-in corner pantry and vinyl plank flooring. A garden door leads onto a large 2nd story deck with its stairwell leading onto the landscaped and fenced yard where you can enjoy loads of privacy, strawberries, raspberries, saskatoon tree and a cherry tree, garden, firepit area, and storage shed as well. Back into the main floor, you will find a short hallway leading to three good sized bedrooms, including the PRIMARY bedroom featuring an electric fireplace, his and her closets with organizers, and a 3-piece ensuite with heated ceramic tile floor, a 4-piece bath and MAIN FLOOR LAUNDRY. Downstairs is so inviting with large windows and a walk-out garden door onto the lower patio area and into the fenced yard. The family room is wonderful and large with electric fireplace and room for all your furniture AND a games area for your pool table. There are plenty of built-in bookshelves under the stairwell to make this your favorite space on this level. In the basement, also enjoy 2 more nice sized bedrooms (one with a massive closet), an office, storage room, and a 4-piece bath. And for more value, the basement also has in-floor heat, a large hot



water tank, sump pump, hi-efficiency furnace, and tons of storage space. To cap it off, the ATTACHED double garage is fully finished and heated with attached shelving and workbench. Vacu-flo is roughed in only. Call today to view this awesome home!

Built in 2010

Essential Information

MLS® #	A2262504
Price	\$449,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,387
Acres	0.13
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1310 Westview Drive
Subdivision	NONE
City	Bowden
County	Red Deer County
Province	Alberta
Postal Code	T0M 0K0

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage
# of Garages	2

Interior

Interior Features	Bookcases, Open Floorplan, Vaulted Ceiling(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Family Room, Gas, Living Room, Master Bedroom, Stone
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2025
Zoning	R1

Listing Details

Listing Office	Coldwell Banker Vision Realty
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