

# \$524,900 - 216 Westview Crescent W, Bow Island

MLS® #A2255648

**\$524,900**

3 Bedroom, 2.00 Bathroom, 1,492 sqft  
Residential on 0.18 Acres

NONE, Bow Island, Alberta

Welcome to this stunning brand new 1492 sq. ft. bungalow located in the desirable community of Westview Crescent in Bow Island. Thoughtfully designed for modern living, this home offers both comfort and functionality with an open layout, a well-planned bedroom arrangement and plenty of potential to grow into. On the main floor, you'll find three bedrooms with two positioned on the north side and the primary suite, a true retreat, on the opposite side, featuring a luxurious 5 piece ensuite with a large soaker tub, separate shower, dual sinks and toilet, along with a spacious 36 sq. ft. walk-in closet, complete with drawers for storage. The bright and welcoming living area is anchored by an electric fireplace and the kitchen is designed for both style and convenience. A standout feature is the massive butler pantry (10'2" x 4'11") with extensive shelving, making it a dream for storage and organization. When you enter from the 25 x 27 heated garage, you have a large private area for the family's shoes and coats as well as the convenient location for laundry. The basement is unfinished, but it has been framed to include two more bedrooms, a bathroom and a large family room. With drywall, ceiling and flooring, this space can easily be transformed to meet your family's needs. The exterior is modern and inviting, while landscaping is yet to be completed, the blank canvas allows you to design the outdoor space exactly how you envision. An appliance package will be



included with the home, so it will be move-in ready. This gorgeous home is perfect for those looking to upgrade into a modern, well-built property with room to grow. Builder will consider including a fence with the right offer! Don't miss the opportunity to make this brand new home yours!

Built in 2025

### Essential Information

MLS® #	A2255648
Price	\$524,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,492
Acres	0.18
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	216 Westview Crescent W
Subdivision	NONE
City	Bow Island
County	Forty Mile No. 8, County of
Province	Alberta
Postal Code	T0K 0G0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan
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Appliances	Dishwasher, Range, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Interior Lot
Roof	Asphalt
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 12th, 2025
Days on Market	52
Zoning	R-1

### **Listing Details**

Listing Office	RE/MAX MEDALTA REAL ESTATE
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