

123 Bowman Circle  
Sylvan Lake, Alberta

MLS # A2272507



## \$439,900

<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,022 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** N/A

Welcome to this beautifully maintained, fully finished bi-level home with a detached double garage, located in the highly desirable Beacon Hill neighbourhood. Designed with an open-concept layout, the main level flows seamlessly between the kitchen, dining, and living areas, creating a bright and welcoming space ideal for everyday living and entertaining. And it's all been freshly painted including, interior doors and trim. The kitchen features timeless maple cabinetry, ample counter space, a convenient eating bar, pantry, and a newer dishwasher for added efficiency. Two spacious bedrooms are located on the main floor, including a comfortable primary suite with his-and-her closets. The fully developed basement offers exceptional versatility with a large recreation area, large dressing room, a third bedroom, and a second bathroom. A generous walk-in closet in the basement could easily be converted into a fourth bedroom if additional sleeping space is desired. Mechanical upgrades include a newer furnace and a new hot water heater, providing peace of mind and added value. Step outside to a beautifully landscaped backyard complete with concrete curbing, a cozy fire pit area, and a two-tiered deck with convenient storage underneath – perfect for summer entertaining. The detached double garage features an epoxy-coated floor for durability and easy maintenance, and the side dog run is an added bonus for pet owners. This home offers comfort, functionality, and thoughtful updates in a family-friendly location – a fantastic opportunity in Beacon Hill!