

**20 Bowman Circle
Sylvan Lake, Alberta**

MLS # A2283324



\$519,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,653 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating: Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, Open Floorplan, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R5

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer & Dryer, Window Coverings, Garage Door Opener & Control

Bright, stylish, and move-in ready! This immaculate 2-storey home offers an open-concept main floor designed for everyday comfort and easy entertaining. The spacious layout includes a welcoming living room, dining area, and modern kitchen with a central island—perfect for gatherings. Main floor laundry and a convenient 2-piece bath add to the functionality, while patio doors lead to a large deck ideal for outdoor living. Upstairs, the primary suite features a walk-in closet and ensuite, complemented by two additional bedrooms and a 4-piece bath. The nearly finished basement expands your living space with a generous family room, extra bedroom, 4-piece bath, and plenty of storage. Recent updates include new carpet and vinyl plank flooring, fresh paint, upgraded appliances, modern lighting, new plugs and switches, plus central air conditioning. All this in a family-friendly neighborhood with a school, park, and walking trails nearby—offering the perfect blend of comfort, convenience, and community.