



GRASSROOTS
REALTY GROUP

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**73 Bowman Circle
Sylvan Lake, Alberta**

MLS # A2245957



\$415,000

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,090 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neigh		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, MICROWAVE, DISHWASHER, WASHER, DRYER, WINDOW COVERINGS, SHED, WATER SOFTENER, POOL TABLE, EXTERIOR LED LIGHTING

FULLY DEVELOPED ~ 3 BEDROOM, 3 BATHROOM BI-LEVEL IN BEACON HILL ~ SOUTH FACING BACKYARD WITH NO NEIGHBOURS BEHIND ~ Hwt and water softener replaced in 2023 ~ Covered front entry welcomes you and leads to a sun filled foyer with high ceilings that opens to the upper level ~ The living room features archways and large windows that overlook the front yard and offer plenty of natural light ~ The spacious dining space can easily host a large family gathering and opens to the kitchen that features plenty of maple cabinets, ample counter space, full tile backsplash, stainless steel appliances and a walk in corner pantry ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a walk in closet with built in organizers and a 3 piece ensuite ~ A second main floor bedroom is conveniently located across from a 4 piece bathroom~ 10' x 14' covered deck with enclosed storage below ~ The basement offers large above grade windows, high ceiling, is fully finished and offers a large family room that opens to a games area, an oversized bedroom, 4 piece bathroom, laundry and space for storage throughout ~ Other great features include; operational in floor heat, central vacuum ~ The sunny south facing backyard is fully fenced with back alley access and backs onto a green space ~ Rear parking pad ~ Excellent location; close to multiple shopping plazas with all amenities plus easy access to schools, parks, walking trails and highway access.