



GRASSROOTS
REALTY GROUP

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20 Bowman Circle
Sylvan Lake, Alberta

MLS # A2260329



\$523,000

Division:	Beacon Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,653 sq.ft.	Age:	2013 (12 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	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Vinyl Windows		

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