



GRASSROOTS
REALTY GROUP

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130 Bowman Circle
Sylvan Lake, Alberta

MLS # A2261726



\$459,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,106 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, R		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Laminate, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full, Partially Finished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R5

Utilities: -

Inclusions: Wine Rack

Immaculate bi-level in Beacon Hill offering comfort, functionality, and thoughtful upgrades throughout. The open-concept main floor boasts a spacious entry, 9' ceilings, quality laminate flooring, high-end maple kitchen cabinets, a pantry, a convenient L Shaped Island and bright dining and living areas filled with natural light. Two good sized bedrooms, a main 4pc bathroom and a FULL 4 pc ensuite complete the main level. The basement is mostly finished with TWO large bedrooms, another 4 pc bathroom, roughed-in wet bar, roughed-in central vac, and just needs trim and a few finishing touches to complete. Exceptional soundproofing was added with rockwool insulation, resilient channel, and solid-core doors—ideal for privacy and comfort. Additional highlights include a good sized laundry room with sink, storage under the stairs, and in floor heating with a silent floor system. Step outside to a low-maintenance, fully fenced backyard with decorative paving stones, a sunny deck lined for waterproof storage, and a natural gas hookup for BBQ. The detached garage is heated with a boiler system, features in-floor heat, and includes a humidity-controlled exhaust fan—perfect for year-round use. Back alley access and RV parking add extra convenience. Located in a family-friendly neighborhood close to schools, playgrounds, walking trails, police and fire stations, and just 1 km from the golf course, this home truly combines style, comfort, and practicality.