



**123 Bowman Circle
Sylvan Lake, Alberta**

MLS # A2272507



\$439,900

Division: Beacon Hill

Type: Residential/House

Style: Bi-Level

Size: 1,022 sq.ft. **Age:** 2013 (13 yrs old)

Beds: 3 **Baths:** 2

Garage: Off Street, Parking Pad, Single Garage Attached

Lot Size: 0.10 Acre

Lot Feat: Back Lane, Back Yard, Front Yard, Street Lighting

Heating: Forced Air, Natural Gas

Water: -

Floors: Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R5

Foundation: Poured Concrete

Utilities: -

Features: 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!