



GRASSROOTS
REALTY GROUP

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**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 (12 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!