



GRASSROOTS
REALTY GROUP

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73 Bowman Circle
Sylvan Lake, Alberta

MLS # A2274832



\$420,000

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,090 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: High Ceilings, Pantry, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R5

Utilities: -

Inclusions: shed, cover over back deck

Welcome home to a space designed for relaxed, everyday living and growing families. This freshly painted, well-maintained three-bedroom bi-level offers a thoughtful layout with room to adapt as life changes, including the option to develop a fourth bedroom in the already finished basement. The main level is filled with natural light thanks to impressive floor-to-ceiling windows and is complemented by new vinyl plank flooring for both style and durability. An open-concept kitchen anchors the home, featuring an abundance of cabinetry, a walk-in pantry, and a spacious eating area that's perfect for family meals, homework time, or gathering with friends. With three bathrooms, mornings run smoothly and everyone has space to get ready for the day. Downstairs, the finished basement adds warmth and versatility with comfortable in-floor heating and plumbing already in place for a wet bar or even a home-based hair salon—ideal for entertaining, hobbies, or working from home. Step outside to enjoy a private back deck and a fully fenced backyard with no current or future development behind, offering peace, privacy, and open views. The exterior hot water tap on the side of the home is a practical bonus, perfect for washing vehicles, pets, or outdoor gear. Adding both function and charm, the current owner has installed exterior LED lighting with adjustable colours to suit the season, a celebration, or simply create a welcoming evening glow. Located within walking distance to Beacon Hill Elementary School, this home delivers the ease and comfort families are looking for, in a setting where kids can walk to school and evenings can be spent enjoying quiet time in the backyard. A home that truly supports easy, balanced living.

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