



**GRASSROOTS**  
REALTY GROUP

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**69 Bowman Circle**  
**Sylvan Lake, Alberta**

**MLS # A2278842**



**\$450,000**

<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,012 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer & Dryer, Gazebo on back deck, Firepit, shed and any existing paint

Immaculate and move in ready bi-level located in the desirable community of Beacon Hill in Sylvan Lake. This meticulously maintained home offers a bright, open, and highly functional layout with vaulted ceilings and a welcoming tiled entry accented by custom stair rails. Upgraded luxury vinyl plank, complemented by modern black light fixtures for a clean, contemporary feel throughout. The main floor features a well designed kitchen with stainless steel appliances, a large peninsula, and eating bar&mdash;perfect for everyday living and entertaining. The main level is complete with a spacious primary bedroom with oversized closet, a second bedroom or home office, and a full bathroom. The fully developed lower level offers two generously sized bedrooms, a full bathroom with custom tile shower, and a large family/recreation room providing flexible living space. Additional storage and a rough-in for in floor heat add to the home&rsquo;s functionality. Step outside to enjoy a private, south facing backyard that backs onto green space with no rear neighbors. The yard is beautifully landscaped and includes a large deck with gazebo, firepit area, shed, and alley access. A walking path behind the home connects to Sylvan Lake&rsquo;s extensive trail system, enhancing the outdoor lifestyle this location offers. Situated close to schools, parks, and amenities, this exceptionally well kept home shows beautifully and presents an excellent opportunity to own a thoughtfully upgraded property in one of Sylvan Lake&rsquo;s most desirable neighborhoods.