



**123 Bowman Circle  
Sylvan Lake, Alberta**

**MLS # A2294330**



**\$419,900**

<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,029 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Street Lighting		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Closet Organizers

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R5

**Utilities:** -

**Inclusions:** Garage door opener and controller

Welcome to this beautifully maintained, fully finished bi-level home with a detached double garage, located in the highly desirable Beacon Hill neighbourhood. This move-in ready property features all hard-surface flooring throughout, creating a clean, allergy-friendly environment ideal for modern living. Designed with an open-concept layout, the main level flows seamlessly between the kitchen, dining, and living areas, offering a bright and inviting space perfect for both everyday living and entertaining. The entire home has been freshly painted, including interior doors and trim, giving it a crisp, updated feel. The kitchen showcases 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 with his-and-her closets. The fully developed basement offers excellent versatility with a large recreation area, third bedroom, second bathroom, and a spacious dressing room. A generous walk-in closet provides the potential to easily convert into a fourth bedroom if desired. Mechanical updates include a newer furnace and a new hot water heater, adding peace of mind. 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 &mdash; 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 &mdash; a fantastic opportunity in Beacon Hill!