



**61 Bowman Circle
Sylvan Lake, Alberta**

MLS # A2129490



\$430,000

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,214 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: N/A

A wonderful family friendly home full of potential in the family friendly community of Beacon Hill in Sylvan Lake. This bright bi-level has a very inviting entrance leading up to the main level. The large front windows illuminate the open concept living room while the gas fireplace offers a cozy feel. The large kitchen offers a ton of counter/cupboard space, a walk in pantry and stainless steel appliances. Tray ceilings in both the living room and primary bedroom offer extra dept and character to the spaces. The primary bedroom also comes with a 3PC ensuite. The basement is partially finished with 2 more good sized bedrooms and a large rec room. The garage is dry walled and has room for 2 vehicles.