



**9 Bowman Circle
Sylvan Lake, Alberta**

MLS # A2145521



\$559,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,410 sq.ft.	Age:	2014 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub		

Inclusions: Fridge, Stove, Dishwasher, Blinds, Built in Speakers, Garage Door Opener and 2 Controllers

A Charming Modern Bi-Level in Beacon Hill, Welcome to your new home in the desirable and up-and-coming subdivision of Beacon Hill! This modern bi-level home is perfect for families, offering a prime location that backs onto the elementary school and is just a stone's throw from the school park. Step inside to discover an inviting open living, kitchen, and dining space featuring a spacious island—ideal for family gatherings and entertaining. The main floor boasts three generous bedrooms, providing ample space for a growing family. Enjoy the luxury of built-in speakers across four zones of the home, making entertainment a breeze. The primary bedroom is a true retreat, complete with an ensuite that includes a Jacuzzi soaker tub and a separate shower. The lower level features a large family room, perfect for kids to play and unwind, as well as two additional bedrooms and a full bathroom. Outside, you'll find a storage shed conveniently located under the deck and a decent-sized yard for children to play. Attached garage is heated with 220 and a 30 & 50amp service, plus there are permanent soffit lighting for christmas, and any other time of the year you want to display them! The neighborhood is vibrant with families and offers numerous amenities, including nearby toboggan hills, parks, and more.