



**GRASSROOTS**  
REALTY GROUP

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**71 Bowman Circle**  
**Sylvan Lake, Alberta**

**MLS # A2210403**



**\$589,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Beacon Hill            |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,535 sq.ft.           | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard  |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | In Floor, Forced Air  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Tile, Vinyl Plank   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Composite Siding, Concrete, Stone, Wood Frame   | <b>Zoning:</b>    | R5 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Central Vacuum, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |                   |    |

**Inclusions:** Shed

Welcome to 71 Bowman Circle, a beautifully updated family home in the heart of Sylvan Lake's sought-after Beacon Hill neighbourhood—where comfort meets community, and the lake is just minutes from your doorstep. Spend your day's paddle boarding, enjoying the beach, or soaking up everything lake life has to offer. This well-maintained home features a bright, open main floor with natural light pouring in through the south-facing windows. The kitchen is thoughtfully updated with Valentino quartz countertops, a Blanco sink, Delta champagne bronze fixtures, matching hardware, a new backsplash, GE Café; 6-burner gas stove with electric oven, and new microwave, fan, and dishwasher. Durable FuzGard laminate flooring (Fontana) adds style and resilience throughout the main floor, complemented by a powder room and a laundry room with access to the heated double garage. Upstairs, you'll find a generous primary bedroom with a 3-piece ensuite and walk-in closet, two additional bedrooms, and another full bath. The fully finished basement offers cozy in-floor heat, a large rec area, a fourth bedroom, and another full bathroom—ideal for guests or a growing family. Updates continue with fresh paint throughout the interior and garage, a 50-gallon hot water tank, a water softener system, and high-capacity Samsung "Pet Care" washer and dryer. Step outside to a professionally landscaped backyard with a raised patio and gas BBQ line, storage shed, and extra-wide rear gate for added convenience. This is more than just a home—it's your gateway to that relaxed, welcoming Sylvan Lake lifestyle.