



**23 Bowman Circle**  
**Sylvan Lake, Alberta**

**MLS # A2288939**



**\$668,000**

<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,960 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Lawn, No Back Lane, No Neigh		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stone, Vinyl Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to your forever home in the heart of Sylvan Lake. This impeccably maintained, 5-BEDROOM custom-built residence offers about 3000 square feet of fully finished living space, combining high-end luxury with industry-leading efficiency. Built with an ICF (Insulated Concrete Form) foundation, this home is designed for the Alberta climate. This means superior energy efficiency, significantly lower utility bills, and a basement that stays remarkably warm and quiet year-round. Say goodbye to damp, cold lower levels and hello to a rock-solid, eco-friendly fortress. The open-concept main floor is anchored by a chef-inspired kitchen featuring gleaming quartz countertops, premium stainless appliances, and sophisticated built-in cabinetry. Organization is effortless with a large WALK-THROUGH pantry that connects directly to the mudroom, making grocery runs from the garage a breeze. A stylish powder room completes the main level, ideal for guests. The Primary Retreat The upper-level primary suite is a true sanctuary. Pamper yourself in the spa-like ensuite, complete with luxury in-floor heating, a modern free-standing tub, and a sleek walk-in shower. It's the perfect place to unwind after a long day. Fully Finished Lower Level The basement isn't just "finished"—it's an extension of the home's luxury. Featuring in-floor heating to keep things cozy during winter months, this space offers two additional large bedrooms and a spacious family room, perfect for movie nights or a dedicated play area. Exterior & Location The garage is also equipped with in-floor heating, a dream for any hobbyist or for those frosty morning commutes. The property backs directly onto an elementary school, providing a massive, unobstructed "backyard" view and the ultimate convenience for families with young children—watch the kids walk to school from your back deck!

Key Features at a Glance: • 5 Bedrooms / [X] Bathrooms • ICF Foundation: High R-value and structural integrity. • Triple-Zone In-Floor Heat: Garage, Basement, and Ensuite. • Quartz countertops throughout the kitchen • Chef's Pantry: Walk-through access from the garage. • Prime Location: Steps from the school and minutes from the lake. This is a rare opportunity to own a high-performance custom home in one of Sylvan Lake's most sought-after family locations. Move-in ready and built to last a lifetime.