



**35 Bowman Circle
Sylvan Lake, Alberta**

MLS # A2290557



\$619,900

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|------------------|--|---------------|-------------------|
| Division: | Beacon Hill | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,346 sq.ft. | Age: | 2011 (15 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Off Street, Parking Pad | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Irregular L | | |

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|--------------------|--|-------------------|----|
| Heating: | High Efficiency, In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Concrete, Mixed, Vinyl Siding | Zoning: | R5 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Ceiling Fan(s), Closet Organizers, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: shed

With over 2600 sq/ft of developed living space, this beautifully maintained 5-bedroom, 3-bathroom bi-level sits on a corner lot in the vibrant, family-filled community of Beacon Hill, offering space, comfort, and a location that's hard to beat. From the moment you step inside, the home feels bright and welcoming thanks to impressive floor-to-ceiling front windows that flood the entryway with natural light and create an airy, open first impression. The open-concept main floor is ideal for everyday living and entertaining, with seamless flow between the living room, kitchen, and dining area. Step out from the dining space onto the large southwest-facing deck, where you can soak up long summer evenings and stunning sunsets. Designed for outdoor living, the deck features modern glass panel railings and two gas lines—one for your BBQ and another for a fire table, making it the perfect space for weekend gatherings, family dinners outside, or relaxing. The fully fenced backyard offers plenty of room for kids and pets to run and play, with the added bonus of no immediate neighbours behind giving you extra privacy and a wonderful open feel. Downstairs, the fully developed basement expands your living space with a huge family room perfect for movie nights, games, or a kids' hangout zone, along with two additional bedrooms and a recently renovated modern bathroom that adds a fresh, stylish touch. Location is everything, and this one is ideal for families. An elementary school is just a short 5-minute walk away, making busy mornings easier, while Beacon Hill is known for its friendly atmosphere, parks, and abundance of young families. With five bedrooms, bright living spaces, fantastic outdoor entertaining, and room for everyone, this is the kind of home where families truly grow and thrive.