



GRASSROOTS
REALTY GROUP

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**9 Bowman Circle
Sylvan Lake, Alberta**

MLS # A2305622



\$559,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,417 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating: High Efficiency, In Floor, Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Linoleum, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: R5

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Built In Audio System & Receiver

Just steps to a school and park, this spacious home offers over 2600 square feet of beautifully finished living space and is an ideal layout for a family. Features in this home include 9' ceilings, central air conditioning, water softener and filtration system, 4 zone built in audio, heated garage, permanent soffit lighting, and more! As you step inside you'll immediately notice this spacious entry, high ceilings, and the wall of windows fills the main floor living space with natural light. 9' ceilings and laminate flooring run throughout the space, and the large living room is accented by a beautiful tray ceiling with pot lighting. The kitchen offers maple cabinetry, stainless steel appliances, granite sink, a large corner pantry, and an island with an eating bar. The adjacent dining space will easily fit a large family and opens up onto the South facing back deck. Three bedrooms on the main floor include a spacious primary suite with a large walk in closet, tray ceiling, and 4 pce ensuite offering a jetted soaker tub, separate shower, and oversized vanity. The two additional kids rooms share a large 4 pce bath with a transom window that fills the room with natural light. Downstairs you'll find a massive family and rec room area currently set up with a theatre space, and the two spare bedrooms are huge and perfect for guests or teenagers. A full 4 pce bathroom and separate laundry space with basin sink complete the development. The South facing backyard is fully fenced and nicely landscaped with trees and mulch beds. This spotless home shines with pride of ownership and is a pleasure to show!