



**63 Bowman Circle
Sylvan Lake, Alberta**

MLS # A2316089



\$619,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,135 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Faces Fr		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape,		

Heating:	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

LOCATION, LOCATION, LOCATION! IMMACULATE FAMILY HOME BACKING ON TO A GREEN SPACE! Situated in desirable Beacon Hill in Sylvan and steps away from a playground, walking paths, and Beacon Hill Elementary, this spotless original owner home shines with pride of ownership and offers over 2,900 square feet of finished living with upgrades such as central A/C and a beautifully landscaped South facing back yard. Step inside this best selling floor plan to a spacious entry that leads into the bright and open living space with large windows. The spacious maple kitchen offers abundant cabinetry, stainless steel appliances, an oversized island with eating bar, and a huge walk-through pantry that leads into the mud room off the garage. The adjoining dining space provides access to the back deck, while the spacious living room offers plenty of room for family gatherings. A 2 pce powder room completes the main level. Upstairs you'll find two nicely sized kids bedrooms that share a 4 pce bathroom, and a spacious primary suite featuring a huge walk through closet leading into the private 3 pce ensuite with a 'walk in shower. A large bonus room provides the perfect space for movie nights or a kids play area, and the second floor laundry is conveniently located adjacent to the bedrooms. The fully finished basement adds even more living space with a large family room with cozy electric fireplace, two additional bedrooms, and a 3 pce bathroom, making this home ideal for growing families, and in-floor heat is roughed in for future use. Outside, the South facing backyard is fully fenced and beautifully landscaped with mature trees, enjoys no neighbours behind for ultimately privacy, and a two tier deck that provides room for outdoor living and dining. This immaculate home is totally move-in ready and an absolute pleasure to show!