



**44 Bowman Circle
Sylvan Lake, Alberta**

MLS # A2325958



\$519,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,200 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, 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:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: All Appliances, all window coverings, garage door lift and remote

CORNER LOT BUNGALOW IN DESIRABLE BEACON HILL! Stunning curb appeal as you pull up to this lovely bungalow, featuring mature foliage, front attached garage and covered front porch! Open concept living room welcomes you in, and the kitchen features large centre island with breakfast bar, ample custom cabinetry and stainless appliances. The primary bedroom offers a walk-in closet plus full ensuite, an additional bed / bath and separate laundry room round out this low impact main level layout. The basement features a huge rec area with media space and corner bar area with space for a pool table and electric fireplace. An additional bed / bath plus a 4th bedroom (no closet) would be perfect for a workout space or office. Central A/C to keep you cool during the summer months, High efficient furnace and hot water tank (upgraded in 2024) + central vac as well! The fully fenced yard is perfect for enjoying sunny afternoons and also offers in-ground sprinkler system! But the real mvp is the location - fronting on to direct park access and the Beacon Hill Elementary School, it's the perfect place to watch your family grow or host the grandkids! Only a short drive to the lake, and walkable to other schools and many amenities, this home is truly a unique find in today's market!