



GRASSROOTS
REALTY GROUP

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144 Bowman Circle
Sylvan Lake, Alberta

MLS # A2332645



\$429,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,188 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Level, Rectangular Lot		

Heating:	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:	Ceiling Fan(s), High Ceilings, Laminate Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Microwave hood fan, Dishwasher, Washer and Dryer, Window Coverings

Welcome to this well-maintained family home nestled in one of Sylvan Lake's most desirable neighbourhoods, just steps from schools, playgrounds, and walking paths. Designed with both comfort and functionality in mind, this fully developed home offers room for the entire family. The bright and inviting main floor features an open-concept kitchen, dining, and living area highlighted by vaulted ceilings, large windows, and an abundance of natural light. The spacious kitchen overlooks the main living area, making it perfect for entertaining or keeping an eye on the kids. Upstairs you'll find two generous bedrooms, including a primary retreat complete with its own 3-piece ensuite, plus a second full bathroom. The fully finished basement expands your living space with two oversized bedrooms, a third full bathroom, and a large family room that's perfect for movie nights, a games area, or entertaining guests. Large basement windows provide plenty of natural light, while the home's unique extra-wide staircase makes moving furniture in and out remarkably easy. Step outside to enjoy the fully fenced backyard featuring a rear deck for summer BBQs, plenty of space for children and pets to play, and convenient rear parking with room for a future garage. If you're searching for a move-in-ready family home in an outstanding Sylvan Lake location, this one deserves a spot at the top of your list!