



GRASSROOTS
REALTY GROUP

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167 Bowman Circle
Sylvan Lake, Alberta

MLS # A2341975



\$769,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,528 sq.ft.	Age:	2013 (13 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Tankless Hot Water, Tray Ceiling(s)		

Inclusions:	Built-In Fridge, Built-in Freezer, Gas Stove, Dishwasher, Microwave, window Coverings, Garage Door Opener & Controls, Washer & Dryer
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Welcome to this beautifully maintained home offering 2,578 sq. ft. of thoughtfully finished living space above grade. The home features five spacious bedrooms plus a dedicated dressing room that could easily serve as a sixth bedroom, granite countertops throughout, rich hardwood flooring, and large windows that bring in an abundance of natural light. The primary ensuite offers a relaxing retreat with a walk-in shower and freestanding soaker tub, while the bright sunroom overlooks the landscaped yard. The fully finished walkout basement includes comfortable in-floor heating and plenty of additional space for family living and entertaining. Recent improvements include a new furnace, central air conditioning, garage door, landscaping, composite decking, and deck awnings. A water filtration system and water softener add further comfort and convenience to this impressive, move-in-ready home.