



GRASSROOTS
REALTY GROUP

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**34 Bowman Circle
Sylvan Lake, Alberta**

MLS # A2342299



\$599,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,404 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Pie Shaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, built-in microwave, air conditioner, water softener, central vacuum with attachments, garage door openers (x1), window treatments

Some homes just seem to make family life a little easier, and this is one of them. Tucked in the corner on a pie lot in a welcoming neighbourhood, this beautifully cared-for home is surrounded by the things families appreciate most — schools, playgrounds, and walking trails. With five bedrooms and a thoughtful layout that offers both togetherness and room to spread out, this is a home you can grow into. The main floor is bright, comfortable, and designed for the way families actually live. The open-concept kitchen and dining area gives everyone a place to gather, with a granite counters, a center island with a NEW undermount sink, and corner pantry providing plenty of workspace and storage. Just beyond, the living room feels warm and inviting, centered around a gas fireplace with a custom mantle. Two well-appointed bedrooms and a full bathroom complete the main level. Upstairs, the private primary suite offers a little more peace and quiet when you need it with your a full ensuite — your own space to retreat and recharge. Downstairs, the finished lower level continues to give this home the flexibility families need, with two additional bedrooms, a full bathroom, and a large living area that can become whatever works best for you. A place for movie nights, games, teenagers, hobbies, or simply more room for everyone to enjoy. There is also a rough-in for in-floor heat downstairs. Garage has drain and hot and cold water taps. Pre-inspected for added peace of mind.