

\$550,000 - 173 Bowman Circle, Sylvan Lake

MLS® #A2086675

\$550,000

4 Bedroom, 3.00 Bathroom, 1,334 sqft

Residential on 0.12 Acres

Beacon Hill, Sylvan Lake, Alberta

Here's a fully-finished family home with a walk-out basement in mint condition!! Extraordinary upgrades throughout & located in one of Sylvan Lake's newest neighbourhoods of Beacon Hill! Treat yourself to over 2618sqft of modern-day luxury in Alberta's number one recreation destination. This home has everything your family is looking for.. with 4 bedrooms, 3 full bathrooms, a fully fenced west facing backyard, & plenty of room to store all the toys in the 24X20' heated ATTACHED garage, plus there's a tool-shed out back! Well maintained & very tidy throughout. As you step into the spacious tiled entry way, you'll notice the beautiful staircase pulling you into the functional floorplan. The open concept living area features a large living room with beautiful tray ceiling & large bright windows across the front & rear of the home. The kitchen comes equipped with granite countertops, large corner pantry, tile backsplash, central island with sink & a full stainless appliance package including dishwasher. Step out the back door to relax outside or enjoy BBQ's on the rear deck with unmatched views of every sunset! You can head directly down the steps to check out the fully landscaped backyard; a great place for an evening fire or get togethers with family. The main floor offers two large bedrooms, including master with a large walk-in closet, 5pc ensuite featuring a large corner jet tub, private toilet, beautiful tile work & dual raised



sinks! Head downstairs & youâ€™ll find two more large bedrooms (one with a full walk-in closet), 4pc bathroom, & a nicely finished laundry room. The walkout basement provides not only quick access to the covered patio, but also has large windows, making it feel welcoming & bright. The MASSIVE rec room provides ample room for a pool table, supersized playroom or an ultimate gathering space; perfect for movie night or for entertaining the in-laws! Thereâ€™s even an area plumbed for a wet-bar if you so wish.. Additional features include: granite countertops throughout, functional in-floor heat, central vacuum, water softener, TV wall mounts, window coverings & the heated garage is fully finished inside. Beacon Hill is a family orientated neighbourhood with quick access to the lake & Highway 11; close to schools (Beacon Hill Elementary just around the corner), playgrounds, greenspaces & all amenities. Come see for yourself what this family neighborhood & home has to offer!

Built in 2013

Essential Information

MLS® #	A2086675
Price	\$550,000
Sold Price	\$540,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,334
Acres	0.12
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	173 Bowman Circle
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0H8

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Tray Ceiling(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Gentle Sloping, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2023
Date Sold	October 26th, 2023
Days on Market	12
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office

Century 21 Advantage

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