

\$549,900 - 71 Bowman Circle, Sylvan Lake

MLS® #A2114815

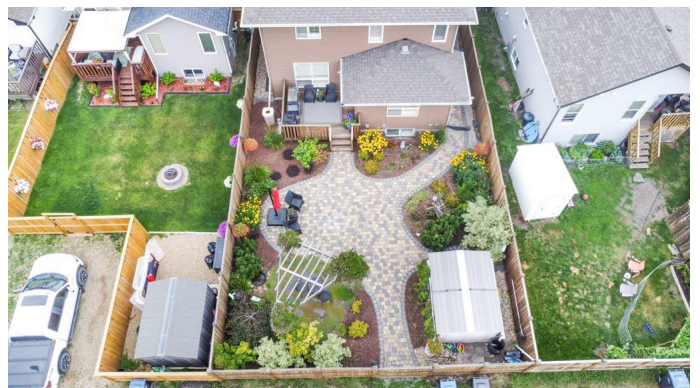
\$549,900

4 Bedroom, 4.00 Bathroom, 1,645 sqft

Residential on 0.11 Acres

Beacon Hill, Sylvan Lake, Alberta

Welcome to 71 Bowman Circle, the perfect family home nestled in the charming neighbourhood of Beacon Hill. This home is conveniently located near parks, schools for all ages (K-12), the Meadowlands Golf Club, and all of Sylvan Lakes essential emergency services. In addition, you are a short drive away from Ryders Square, for all of your day to day shopping and just 5 minutes from the serene lakeshore promenade. Step inside this well-maintained home and be captivated by its functional open floor plan, creating an ideal space for hosting family gatherings and entertaining guests. Upon entry, you'll be greeted by a switch-back staircase and wide archways that seamlessly connect the family room to the open kitchen. The kitchen showcases a modern rustic style, complete with stainless steel appliances, beautiful hickory cabinets, and a spacious sit-up kitchen island. South-facing windows flood the kitchen and living area with natural light, creating a warm and inviting ambiance. The main level also features a powder room and a well-sized laundry room that conveniently connects to the double attached heated garage. Venturing to the second level, you'll discover a generous size primary bedroom with its own 3-piece ensuite and a large walk-in closet. Two more spacious bedrooms and another full bathroom complete this level, providing ample space for the whole family. The fully finished basement offers a large entertainment area with IN-FLOOR HEATING, perfect for cozying up



during the cold winter months. Additionally, there's a large bedroom and a full bathroom on this level, offering extra comfort and convenience. What truly distinguishes this property is the incredible backyard. Professionally landscaped and meticulously maintained, this remarkable yard exudes both beauty and charm. A captivating pergola adorned with mature vines enhances the space. Moreover, the backyard includes an additional storage shed and an extra wide gate at the rear, ensuring convenient access. For those who love outdoor gatherings and barbecues, a raised patio with a gas BBQ line awaits, making it the perfect spot for entertaining friends and family. The backyard serves as a private oasis, allowing you to unwind and enjoy your very own piece of paradise.

Built in 2011

Essential Information

MLS® #	A2114815
Price	\$549,900
Sold Price	\$544,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,645
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	71 Bowman Circle
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Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0H9

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Off Street

Interior

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Garburator, Instant Hot Water, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Rain Barrel/Cistern(s), Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, No Neighbours Behind, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	May 15th, 2024
Days on Market	62
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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