

20 Bowman Circle  
Sylvan Lake, Alberta

MLS # A2260329



**\$529,900**

<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,653 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer & Dryer, Window Coverings, Garage Door Opener & Control

Bright, stylish, and move-in ready! This immaculate 2-storey home offers an open-concept main floor designed for everyday comfort and easy entertaining. The spacious layout includes a welcoming living room, dining area, and modern kitchen with a central island—perfect for gatherings. Main floor laundry and a convenient 2-piece bath add to the functionality, while patio doors lead to a large deck ideal for outdoor living. Upstairs, the primary suite features a walk-in closet and ensuite, complemented by two additional bedrooms and a 4-piece bath. The nearly finished basement expands your living space with a generous family room, extra bedroom, 4-piece bath, and plenty of storage. Recent updates include new carpet and vinyl plank flooring, fresh paint, upgraded appliances, modern lighting, new plugs and switches, plus central air conditioning. All this in a family-friendly neighborhood with a school, park, and walking trails nearby—offering the perfect blend of comfort, convenience, and community.