

# \$514,900 - 18 Bowman Circle, Sylvan Lake

MLS® #A2207772

**\$514,900**

4 Bedroom, 3.00 Bathroom, 1,242 sqft  
Residential on 0.11 Acres

Beacon Hill, Sylvan Lake, Alberta

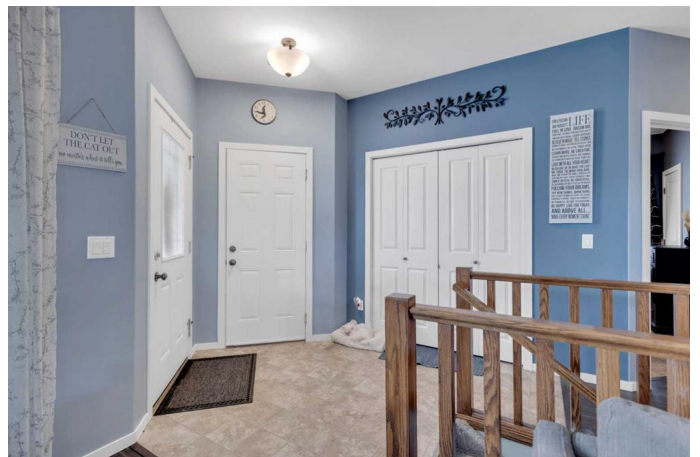
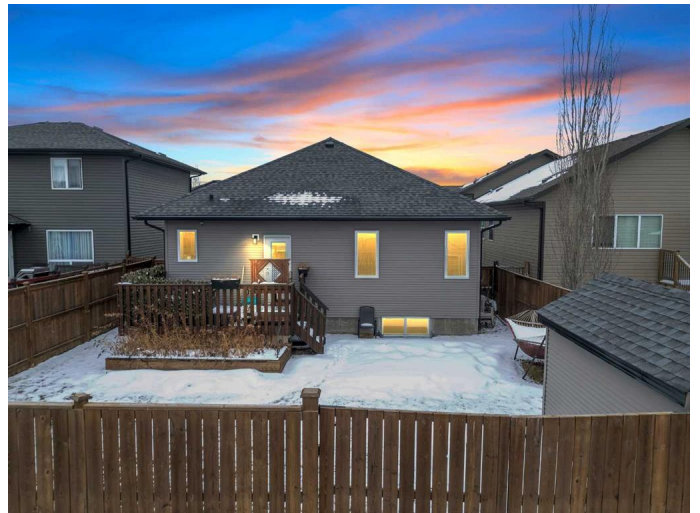
This stunning custom-built 4-bedroom, 3-bathroom bungalow offers exceptional curb appeal and a thoughtfully designed layout. Step inside to an inviting open-concept floor plan with 9-foot ceilings and a large front picture window that fills the home with natural light.

The beautifully appointed kitchen boasts sleek white quartz countertops throughout the main floor, a spacious peninsula for ample workspace, a corner window above the sink, and a walk-in pantry for extra storage. Newer stainless steel appliances complete this stylish and functional space.

The primary suite is a private retreat, featuring a generous walk-in closet and a luxurious 4-piece ensuite with a jet tub and stand-up shower. A well-sized second bedroom on the main floor provides flexibility for guests or family.

Downstairs, the fully finished basement offers two additional bedrooms, a versatile great room perfect for a home gym, entertainment space, or a cozy media area for a large-screen TV. A 3-piece bathroom completes the lower level.

Enjoy year-round comfort with central air conditioning and a water softener. Outside, the fenced and landscaped yard includes a 10' x 14' deck and an RV gate for added convenience. Ideally located close to schools, with easy highway access, and within walking distance to five parks, this home is a perfect blend of style, comfort, and



functionality.

Built in 2013

### **Essential Information**

MLS® #	A2207772
Price	\$514,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,242
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	18 Bowman Circle
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0H4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Quartz Counters
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	R5

## Listing Details

Listing Office	KIC Realty
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