

\$504,900 - 18 Bowman Circle, Sylvan Lake

MLS® #A2207772

\$504,900

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

Beacon Hill, Sylvan Lake, Alberta

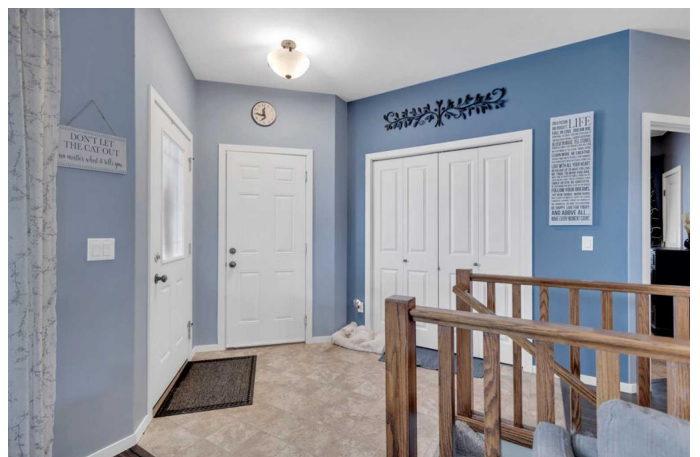
This stunning custom-built 4-bedroom, 3-bathroom bungalow offers exceptional curb appeal and a thoughtfully designed layout. Step inside to an inviting open-concept floor plan with 9-foot ceilings and a large front picture window that fills the home with natural light.

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 | \$504,900 |
| 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 | 21 |
| Zoning | R5 |

Listing Details

| | |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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