# \$393,000 - 30 Bowman Circle, Sylvan Lake

MLS® #A2250435

# \$393,000

3 Bedroom, 3.00 Bathroom, 1,003 sqft Residential on 0.11 Acres

Beacon Hill, Sylvan Lake, Alberta

Looking for the perfect home to start, or raise, a family? Then look no further! This beautiful, open-concept home is located across the street from the Beacon Hill Elementary School and has plenty of room for the kids to play. The main floor's vaulted ceiling and large, south-facing windows let in an abundance of natural light, and makes this space feel even larger than it is. The kitchen has ample cupboard space, a corner pantry, stainless steel appliances and a new (2025) french-door style fridge. The spacious master bedroom easily fits a king-sized bed with room to spare. It also has two closets and a three-piece ensuite with a two-person shower stall. The main floor also contains a second full bathroom, and a bedroom with a large closet.

The fully-finished basement gets a surprising amount of sunlight year-round, keeping it bright, while the infloor heat keeps it extra cozy during the cold months. The basement also features a third full bathroom, third bedroom, dedicated laundry room, and a new hot water tank (2024).

This backyard is not to be missed! There is a small fenced area, perfect for a small dog, that is surrounded by raspberry bushes. The extra wide gravel pad easily parks two trucks/SUVs with room to spare. The raised garden boxes are the perfect place to grow your own food or if you prefer - can easily be removed to transform the space into a firepit area. The







catio is the perfect shaded spot to relax. All this, and the backyard still has a large grass area for the kids to play.

#### Built in 2009

# **Essential Information**

MLS® # A2250435 Price \$393,000

Bedrooms 3
Bathrooms 3.00
Full Baths 3

Square Footage 1,003 Acres 0.11 Year Built 2009

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 30 Bowman Circle

Subdivision Beacon Hill City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S 0H9

#### **Amenities**

Parking Spaces 2

Parking Off Street

## Interior

Interior Features Central Vacuum, Closet Organizers, Storage

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)

Heating In Floor, Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

### **Exterior**

Exterior Features Garden

Lot Description Back Lane

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed August 21st, 2025

Days on Market 74

Zoning R5

# **Listing Details**

Listing Office CIR Realty

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