

# \$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

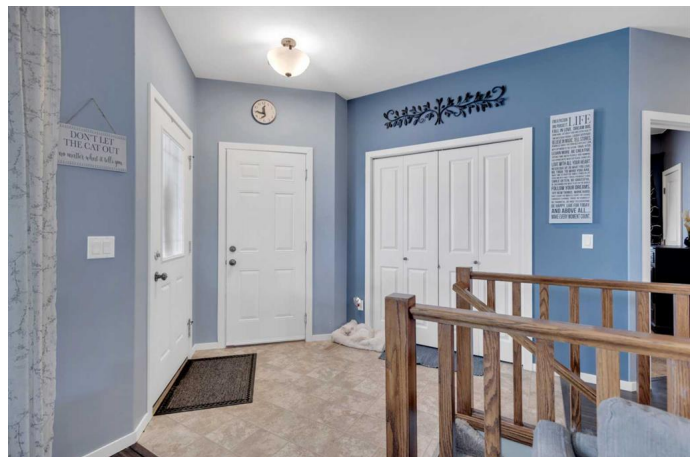
This stunning custom-built 4-bedroom, 3-bathroom bungalow offers exceptional curb appeal and a thoughtfully designed layout. Step inside to an inviting open-concept floor plan with 9-foot ceilings and a large front picture window that fills the home with natural light.

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 | 20              |
| Zoning         | R5              |

**Listing Details**

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

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