

\$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

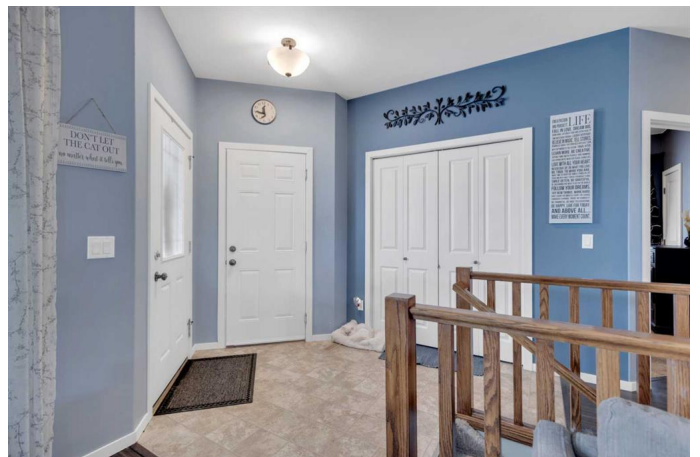
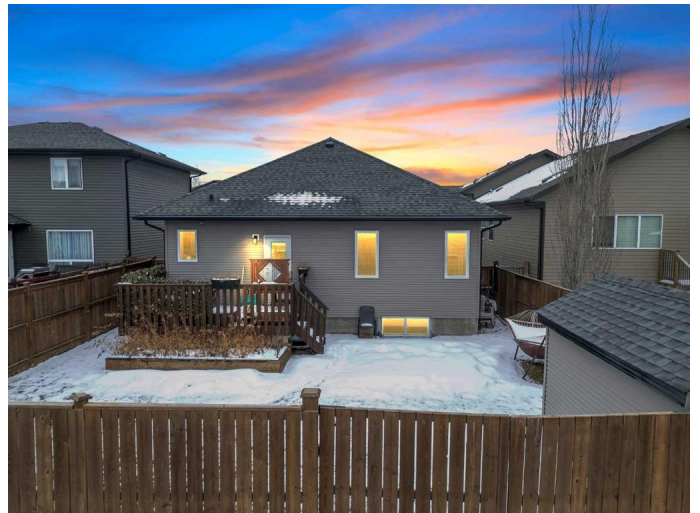
This stunning custom-built 4-bedroom, 3-bathroom bungalow offers exceptional curb appeal and a thoughtfully designed layout. Step inside to an inviting open-concept floor plan with 9-foot ceilings and a large front picture window that fills the home with natural light.

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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