

# \$589,900 - 71 Bowman Circle, Sylvan Lake

MLS® #A2210403

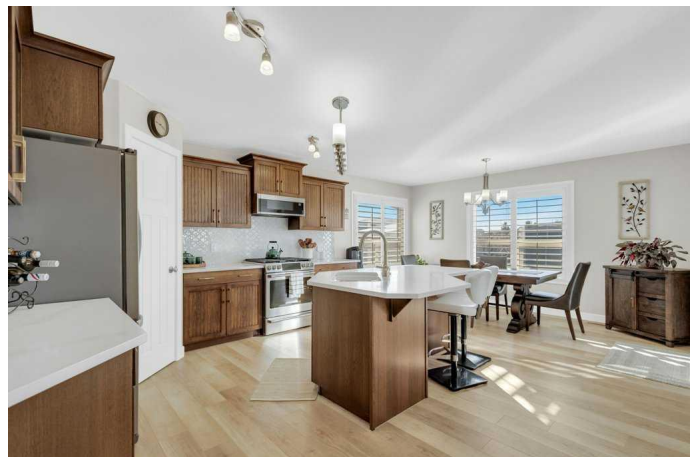
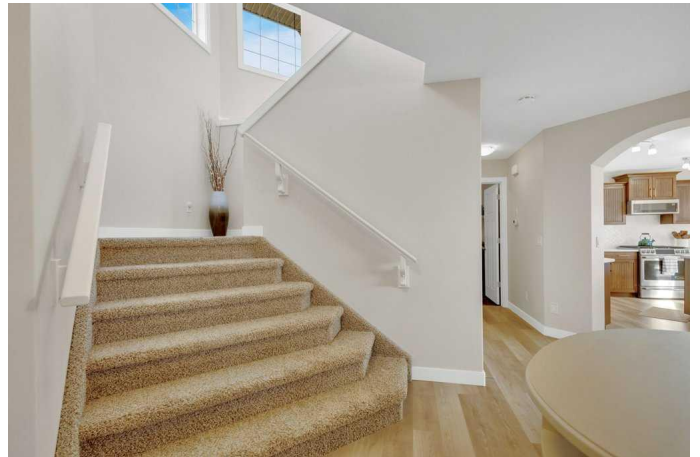
**\$589,900**

4 Bedroom, 4.00 Bathroom, 1,535 sqft

Residential on 0.11 Acres

Beacon Hill, Sylvan Lake, Alberta

Welcome to 71 Bowman Circle, a beautifully updated family home in the heart of Sylvan Lake's sought-after Beacon Hill neighbourhood—where comfort meets community, and the lake is just minutes from your doorstep. Spend your day's paddle boarding, enjoying the beach, or soaking up everything lake life has to offer. This well-maintained home features a bright, open main floor with natural light pouring in through the south-facing windows. The kitchen is thoughtfully updated with Valentino quartz countertops, a Blanco sink, Delta champagne bronze fixtures, matching hardware, a new backsplash, GE Café® 6-burner gas stove with electric oven, and new microwave, fan, and dishwasher. Durable FuzGard laminate flooring (Fontana) adds style and resilience throughout the main floor, complemented by a powder room and a laundry room with access to the heated double garage. Upstairs, you'll find a generous primary bedroom with a 3-piece ensuite and walk-in closet, two additional bedrooms, and another full bath. The fully finished basement offers cozy in-floor heat, a large rec area, a fourth bedroom, and another full bathroom—ideal for guests or a growing family. Updates continue with fresh paint throughout the interior and garage, a 50-gallon hot water tank, a water softener system, and high-capacity Samsung® Pet Care® washer and dryer. Step outside to a professionally landscaped backyard with a raised patio and gas BBQ line, storage shed,



and extra-wide rear gate for added convenience. This is more than just a homeâ€™itâ€™s your gateway to that relaxed, welcoming Sylvan Lake lifestyle.

Built in 2011

**Essential Information**

MLS® #	A2210403
Price	\$589,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,535
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	71 Bowman Circle
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0H9

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Central Vacuum, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer, Water Softener, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	13
Zoning	R5

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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