



## 30 Bowman Circle , Sylvan Lake, Alberta - \$399,900



Main Photo

### Property Description

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.

## REALTOR Referral

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