

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

MLS® #A2250435

\$399,900

3 Bedroom, 3.00 Bathroom, 1,003 sqft

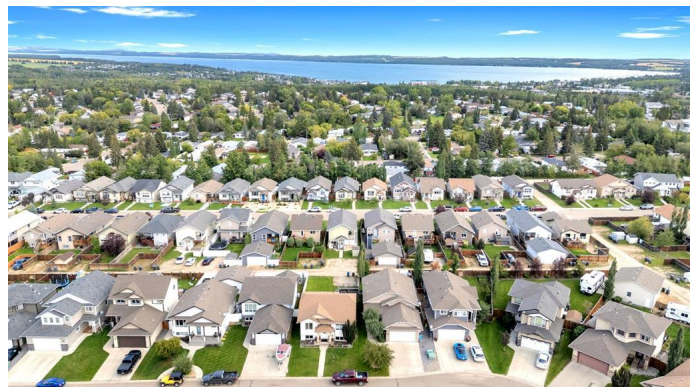
Residential on 0.11 Acres

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 floorâ€™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	\$399,900
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	Finished, 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	18
Zoning	R5

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.