

\$459,900 - 130 Bowman Circle, Sylvan Lake

MLS® #A2261726

\$459,900

4 Bedroom, 3.00 Bathroom, 1,106 sqft

Residential on 0.10 Acres

Beacon Hill, Sylvan Lake, Alberta

Immaculate bi-level in Beacon Hill offering comfort, functionality, and thoughtful upgrades throughout. The open-concept main floor boasts a spacious entry, 9'™ ceilings, quality laminate flooring, high-end maple kitchen cabinets, a pantry, a convenient L Shaped Island and bright dining and living areas filled with natural light. Two good sized bedrooms, a main 4pc bathroom and a FULL 4 pc ensuite complete the main level.

The basement is mostly finished with TWO large bedrooms, another 4 pc bathroom, roughed-in wet bar, roughed-in central vac, and just needs trim and a few finishing touches to complete. Exceptional soundproofing was added with rockwool insulation, resilient channel, and solid-core doors—ideal for privacy and comfort. Additional highlights include a good sized laundry room with sink, storage under the stairs, and in floor heating with a silent floor system.

Step outside to a low-maintenance, fully fenced backyard with decorative paving stones, a sunny deck lined for waterproof storage, and a natural gas hookup for BBQ. The detached garage is heated with a boiler system, features in-floor heat, and includes a humidity-controlled exhaust fan—perfect for year-round use. Back alley access and RV parking add extra convenience.



Located in a family-friendly neighborhood close to schools, playgrounds, walking trails, police and fire stations, and just 1 km from the golf course, this home truly combines style, comfort, and practicality.

Built in 2013

Essential Information

MLS® #	A2261726
Price	\$459,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,106
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	130 Bowman Circle
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0H8

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Off Street, RV Access/Parking, Workshop in Garage
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry, Storage
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Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Rectangular Lot, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	1
Zoning	R5

Listing Details

Listing Office	KIC Realty
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