

157 Bowman Circle
Sylvan Lake, Alberta

MLS # A2152894



\$599,990

Division:	Beacon Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,906 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full, Suite, Walk-Out To Grade

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R5

Utilities: -

Inclusions: Microwave hood fan (2), refrigerator (2), electric stove (2), dishwasher (2), washer (2), dryer (2) - basement suite

Fully LEGAL basement suite! Welcome to this beautiful 2 storey walkout home with a legal one-bedroom basement suite. This has incredible potential as an income-generating property or great space for a large family. You are greeted into a spacious front foyer, with an open concept main floor – with a large kitchen & island, dining area with a patio off it, living room w/ a gas fireplace, powder room and laundry room. The garage is fully finished, heated, and has a dog wash station. Upstairs, you’ll find the primary bedroom with the en-suite bath, 2 more bedrooms, another full bath & lastly the bonus room. The bright walkout basement suite has huge windows allowing lots of light, and includes a full kitchen w/ pantry, living room, separate laundry room. The main floor is currently being rented out for \$1600/ month & basement suite rented out for \$1200/month. The main floor & basement suite are completely private & separate. There are also separate utility meters & hot water tanks for the main floor & basement suite. There is also off-street parking for the basement suite unit behind the property accessed through the back alley. You are only a few mins from the lake & walking distance to Beacon Hill Elementary school & park. Don’t miss out on this opportunity!