



## 157 Bowman Circle Sylvan Lake AB

\$569,990

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. Current rent for the basement suite is \$1200/month. The main floor & basement suite are completely private & separate. (Separate utility meters & hot water tanks) You are only a few mins from the lake! Don't miss out!

Listing Presented By:



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