



**1212 Lake Sylvan Drive SE
Calgary, Alberta**

MLS # A2306134



\$695,000

Division:	Bonavista Downs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,197 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

Beautifully updated home with a bright, open-concept layout and thoughtful upgrades throughout. The heart of the home is the stunning custom kitchen, featuring quartz countertops, sleek cabinetry, and a clean, modern design that flows seamlessly into the main living and dining areas — perfect for both everyday living and entertaining. The dining space is highlighted by a unique architectural arch feature, adding character and a custom feel you don’t see in every home. Throughout the main level you’ll find durable vinyl flooring, fresh paint, and updated windows that bring in an abundance of natural light. The primary bedroom is a true retreat, complete with a beautiful ensuite and a distinctive bamboo feature wall that adds warmth and style. The home offers a total of 5 bedrooms and 2.5 bathrooms, providing flexibility for families, guests, or home office space. Downstairs, the fully developed basement expands your living space even further with three new egress windows, a full bathroom with corner shower, a huge rec room, and two large bedrooms — ideal for teens, extended family. Situated on a large lot, the backyard offers plenty of room to enjoy with space to build a future double garage. A move-in ready home with modern updates, character details, and room to grow.