



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

**MLS # A2306134**



**\$724,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 &mdash; 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&rsquo;t see in every home. Throughout the main level you&rsquo;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 &mdash; 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.