



**170 Lake Sylvan Close SE
Calgary, Alberta**

MLS # A2319651



\$715,000

Division:	Bonavista Downs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	950 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Garage Door Opener, Heated Garage, Insulated, RV Access		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully renovated bi-level home in the sought-after community of Bonavista Downs, featuring a dream triple detached heated garage, RV parking, and over 1,600 sq. ft. of thoughtfully updated living space. Step inside and immediately appreciate the modern upgrades throughout, including luxury vinyl plank flooring, knockdown ceilings, fresh paint, stylish lighting fixtures, and a stunning new kitchen designed for both everyday living and entertaining. The bright and open main floor is flooded with natural light from the large front windows, creating a warm and inviting atmosphere. The completely renovated kitchen is the heart of the home, showcasing quartz countertops, an island with a built-in microwave, brand-new stainless steel appliances, ample cabinetry, garburator and modern finishes throughout. The adjacent dining area overlooks the beautifully landscaped backyard, making it the perfect place to gather with family and friends. Step outside to your spacious two-tier deck, complete with a gas line for BBQs and plenty of room for outdoor dining and entertaining. The private backyard also offers RV parking and convenient access to the paved back lane. The main level features a spacious primary bedroom with large windows and ample closet space, a second generous bedroom, and a beautifully maintained 4-piece bathroom. Downstairs, you'll find two additional well-sized bedrooms, a second 4-piece bathroom, and a spacious laundry room with plenty of storage. One of the bedrooms is currently utilized as a home office and gym, providing flexibility for today's lifestyle needs. The impressive triple detached garage offers exceptional space for vehicles, hobbies, storage, or a workshop setup, making it a rare find in this price range. Additional updates include air conditioning (2021), basement renovations (2021), garage roof (2023) and numerous

interior upgrades that make this home truly move-in ready. Ideally located within walking distance to the Bonavista Disc Golf Course, off-leash dog parks, playgrounds, and extensive walking and biking pathways. You'll also enjoy quick access to Southcentre Mall, Fish Creek Library, Trico Centre, Macleod Trail, Deerfoot Trail, and Blackfoot Trail, putting shopping, dining, recreation, and commuting all within easy reach. This is a rare opportunity to own a beautifully updated home with exceptional garage space and RV parking in one of Calgary's most established and convenient communities. Move in and enjoy everything Bonavista Downs has to offer.