



**1112 Lake Sylvan Place SE
Calgary, Alberta**

MLS # A2320598



\$799,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,256 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, No Smoking Home		

Inclusions: Refrigerator in basement, deep freeze in basement, pergola

Welcome to your forever home, perfectly nested on a quiet cul-de-sac in the desirable neighborhood of Lake Bonavista! This charming 4 level-split has hardwood floors on the main and upper floors and solid wood cabinetry in the kitchen. The primary bedroom is on the upper level and has its own full ensuite attached. An additional 2 bedroom and another full bathroom complete the upstairs. On the lower level you'll find a welcoming family room with a cozy gas fireplace. There is also a large 4th bedroom on this level. The basement has a great area for a recreation room for kids to play. A large laundry/utility room is also on this level with a little workbench area tucked around the corner. The backyard has a large deck great for entertaining. Off to the side, enjoy sitting around the gas firepit or play in the large yard. An oversized double detached garage is also out back. This home comes with exclusive, residents-only lake privileges offering year-round amenities—swimming, paddleboarding, kayaking, tennis, and beach volleyball in the summer, and ice skating, tobogganing, snowshoeing, and even ice fishing in the winter. The lake is stocked twice a year, and 52 acres of sparkling water are surrounded by 25 acres of lush green space and mature trees. Enjoy family-friendly events like movies in the park, Stampede BBQs, food truck nights, and seasonal festivals—all just steps from your door. This home is close to top-rated schools, including Lake Bonavista School, Andrew Sibbald, St. Boniface, St. Bonaventure, Sam Livingston, Nickle Jr. High and Dr. EP Scarlett High School. Add your personal updates to this home and start making memories!