



1324 Lake Sylvan Drive SE
Calgary, Alberta

MLS # A2320946



\$635,900

Division:	Bonavista Downs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,180 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Oversized, Single G		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: N/A

Incredible value in this beautifully updated bungalow situated in the family friendly community of Bonavista Downs, with charming curb appeal that is sure to impress! Not a detail overlooked with modern and chic finishes, thoughtfully designed feature walls while offering 2,112 SF of developed living space with 3+2 bedrooms, 1.5 bathrooms and a sunny WEST facing backyard. The bright and open main floor features luxury vinyl plank flooring, a spacious living room with cozy electric fireplace and opens to the entertainers kitchen with timeless white cabinetry and accent blue center island, quartz countertops and stainless steel appliances. The dining area makes this space perfect for family meals and hosting guests. Three generously scaled bedrooms and a 4 piece bathroom complete this level. The fully finished basement expands the living space with a recreation area, family/media room, 2 bedrooms, 2 piece bathroom, laundry room and ample storage. Outside you will LOVE the expansive poured concrete patio in the front and back yard, mature landscaping and an over-sized detached single garage (24'x16') providing both parking and storage. Located within walking distance to parks, off leash dog park and easy access to shopping, transit, and major roadways. Not a thing to do but move in and enjoy all that this community has to offer!