



GRASSROOTS
REALTY GROUP

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1204 lake Sylvan Drive SE
Calgary, Alberta

MLS # A2329704



\$1,049,000

Division:	Bonavista Downs		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,134 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Off Street, Parkade, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco, Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	Cable, Cable Internet Access, Electricity, Electricity Co
Features:	Bar, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan		

Inclusions: n/a

Searching for a home, NO GO WHERE . This is Redesigned , Remodled 4 level split house having 1134 sq ft total devloped area is 2042.5 sqft , Once inside you will notice the soaring ceilings with pot lights main living space open to dining room and kitchen. Cabinetry is OAK WOOD and modern Taj quartz counter surfaces throughout. The rear door of dining area leads to private north and west facing fenced backyard, The top floor comprises of the Primary bedroom with custom closets , Computer space , fireplace and 4 pc ensuite . The bright and open lower level has 2 more bedrooms with full bath. The fourth level carries a bar with one bedroom with full bath , open living space . The house is remodled from studs to TOP with new electrical, plumbing , insulation , windows, drywall , new roof and fence with landscaping etc. The huge fenced back yard is waiting for your imagination . All permits Just loading this remodled property has everything for family .