



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1132 Lake Sylvan Place SE
Calgary, Alberta

MLS # A2329769



\$1,199,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,148 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Subfloor, Ceramic Tile, Other, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	N/A		

OPEN HOUSE JULY 18 SAT 2-4pm. Here is a truly turnkey renovation that has been meticulously transformed inside & out to an uncompromised standard. This is not a 'cosmetic flip', but rather one that has been a carefully year-long curated restoration where every detail was thoughtfully executed with lasting quality in mind... an extensively renovated home that has yet to be lived in. Inside, the home seamlessly blends sophisticated design with everyday family functionality. The bright open-concept main level features a stunning living, dining, and kitchen space anchored by custom cabinetry, genuine quartz countertops, new flooring, and refined finishing throughout. The spacious primary retreat offers a luxurious spa inspired ensuite complete with a double sink quartz vanity, free standing tub, backlit mirror, heated floors, rain & steam shower fixtures, alongside a convenient powder room on the main level. Beneath the beauty lies substance. The home has an exceptionally solid feel thanks to a newly installed glued-and-screwed subfloor system designed for superior stability and durability. The fully developed lower level continues to the same exacting standard, filled with natural light from large, raised windows and three generously sized bedrooms, each with new carpeting. The main bathroom also has a double sink quartz vanity with heated floors and a walk-in shower, with a spacious laundry room being the cherry on top. Extensively rebuilt from the studs up, this home delivers true peace of mind with major infrastructure upgrades including all new plumbing, new furnace and HVAC systems, central air conditioning, tankless hot water, new backflow valve, complete copper rewiring brought to current code standards, and a relocated 200-amp electrical panel to the garage & a buried 150-amp service to the house. The exterior renovation is equally impressive,

featuring Hardie Board siding, triple-pane windows, dramatic glass front entry doors, new rear doors, updated fencing, extensive new landscaping, all-new concrete work, new roofing on both the house and garage, a new rear deck, upgraded insulation with spray foam and cellulose, new appliances, and much more. This home comes with a pre-approval from the city in hand to build a triple car garage with a carriage suite on top PLUS warranty on all of the work and appliances. Located on exclusive Lake Sylvan Place — a quiet enclave of just 19 homes — this property enjoys proximity to schools, playgrounds, open green space, and recreational amenities. Renovated homes of this caliber rarely come to market. This is an exceptional opportunity to gain access to the Lake with 52 acres of sparkling water that is surrounded by 25 acres of treed lush green space own one of the finest and enjoy a comprehensively rebuilt home in Lake Bonavista.