



GRASSROOTS
REALTY GROUP

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1212 Lake Sylvan Drive SE
Calgary, Alberta

MLS # A2334629



\$749,900

Division:	Bonavista Downs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,197 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Driveway, Front Drive, On Street, Side Drive		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully updated, move-in-ready home offering a bright, open-concept design, modern finishes, incredible living space, and the rare bonus of TWO GARAGES! The heart of the home is the STUNNING CUSTOM KITCHEN, thoughtfully designed with quartz countertops, sleek cabinetry, generous workspace, and a clean modern look. The kitchen flows seamlessly into the dining and living areas, creating an inviting space that is perfect for everyday family life and entertaining. A unique architectural arch in the dining area adds character and a custom touch you won't find in every home. NEW FLOORING THROUGHOUT, fresh paint, and updated windows give the home a bright, fresh feel with plenty of natural light. The spacious primary bedroom is a beautiful retreat featuring a stylish ensuite and distinctive bamboo feature wall that brings warmth and personality to the space. With a total of 5 BEDROOMS and 2.5 BATHROOMS, there is room here for the entire family. The HUGE FULLY DEVELOPED BASEMENT offers an impressive amount of additional living space with three new egress windows, two large bedrooms, a full bathroom with corner shower, and an oversized recreation room — perfect for teenagers, guests, extended family, a games room, home gym, or media space. Outside, this property gets even better. The home already features a SINGLE ATTACHED GARAGE, and a BRAND-NEW DOUBLE DETACHED GARAGE IS CURRENTLY BEING BUILT in the backyard. Once complete, you'll have the incredible convenience of TWO GARAGES and THREE GARAGE SPACES — while still maintaining PLENTY OF BACKYARD SPACE to enjoy. Situated on a generous lot and offering extensive updates, exceptional living space, a stunning custom kitchen, and a garage setup that is hard to find,

this home offers the perfect combination of style, functionality, and room to grow. Simply move in and enjoy!