



GRASSROOTS
REALTY GROUP

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163 Lake Sylvan Close SE
Calgary, Alberta

MLS # A2341770



\$625,000

Division:	Bonavista Downs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,034 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: Shed

Welcome to this lovingly maintained, one-owner home in the highly sought-after community of Bonavista Downs, close to Lake Bonavista, and the amenities the community provides. This gem is situated on a beautifully landscaped 6,000 sq. ft. + lot. This exceptional property showcases decades of meticulous care, thoughtful updates, and true pride of ownership. This can be your dream family home with some imagination and thought. From the moment you step inside, you'll appreciate the warmth and quality throughout. Numerous upgrades include updated windows, beautiful kitchen cabinetry, high end stainless steel fridge, stove, washer, dryer, a high-efficiency furnace, reverse osmosis water treatment, a water softener, and tastefully renovated bathroom fixtures—providing comfort, efficiency, and peace of mind. The partially finished basement offers a spacious bedroom, recreation area, and an abundance of storage, including a large pantry/storage room, providing endless possibilities for growing families or future development. The backyard is where this home truly shines. Imagine enjoying your morning coffee or relaxing with a good book in the incredible screened sunroom—an inviting three-season retreat that allows you to enjoy the outdoors in comfort while being sheltered from the elements. Just steps away, a separate custom pad for a Gazebo and BBQ entertaining area create the perfect setting for summer gatherings with family and friends. Combined with the expansive yard, these thoughtfully designed outdoor spaces make this property an entertainer's dream and a peaceful private retreat all in one. An oversized double detached garage with paved back lane access completes this outstanding home, offering plenty of room for vehicles, storage, and hobbies. Located close to schools, parks, shopping, public transit, and the outstanding

amenities that Lake Bonavista provides have made Bonavista Downs one of Calgary's most desirable communities, this is a rare opportunity to own a home that has been exceptionally cared for by its original owners. This home sits on an RC-G lot with great potential for investors. Homes with this level of care, outdoor living space, and pride of ownership seldom become available. Book your private showing today—you'll fall in love the moment you arrive. Come and see this one of a kind custom bungalow with amenities to please all. Contact listing agent to view!