



GRASSROOTS
REALTY GROUP

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1204 Lake Sylvan Drive SE
Calgary, Alberta

MLS # A2350160



\$849,900

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:	Additional Parking, Driveway, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, Kitchen Island		

Inclusions:	na
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STUNNING FULLY REMODELLED 4-LEVEL SPLIT | OVER 2,040 SQ. FT. OF DEVELOPED LIVING SPACE. Welcome to a home where modern design, thoughtful functionality, and exceptional craftsmanship come together beautifully. Extensively redesigned and remodelled, this impressive four-level split offers approximately 1,134 sq. ft. above grade and 2,042.5 sq. ft. of total developed living space, providing an abundance of room for today's modern family. From the moment you step inside, you'll appreciate the soaring ceilings, contemporary pot lighting, and bright open-concept design. The spacious living area flows effortlessly into the dining room and beautifully updated kitchen, creating an inviting space for both everyday living and entertaining. At the heart of the home is a stylish kitchen featuring quality oak cabinetry and stunning Taj Mahal quartz countertops, combining warmth, durability, and timeless elegance. Just off the dining area, direct access leads to the private, fully fenced backyard with desirable north- and west-facing exposure—an ideal setting to relax, entertain, or enjoy summer evenings outdoors. The thoughtfully designed primary retreat offers exceptional privacy and functionality, complete with custom cabinetry, a dedicated computer/workspace, spacious four-piece bathroom, and its own entertainment area. It's a unique space designed to provide comfort, privacy, and versatility. A separate level features two generously sized bedrooms and another full bathroom, creating an ideal setup for children, family members, or guests. Continue to the fourth level and discover even more living space, including a private bar, an oversized guest bedroom/home office/flex room, and an additional full bathroom. Whether used for entertaining, working from home, accommodating extended family, or creating a private guest

retreat, this level adds tremendous flexibility to the home. The extensive renovation work was professionally completed, with applicable permits obtained, giving buyers added confidence in the quality and attention invested throughout the property. Situated in an established family-friendly community, the home is conveniently located near schools, shopping, parks, public transit, and everyday amenities, making it an excellent choice for families looking for both comfort and convenience. Beautifully remodelled. Thoughtfully designed. Exceptionally versatile. With over 2,040 sq. ft. of developed living space, this is a home that truly needs to be experienced in person.