

1304 Lake Sylvan Drive SE
Calgary, Alberta

MLS # A2261425



\$695,000

Division:	Bonavista Downs		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,076 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Land		

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

Inclusions: N/A

Beautifully Renovated Home in Bonavista Downs! This stunning 3-bedroom, 1.5-bathroom home has been completely updated with no detail overlooked. Enjoy gorgeous flooring throughout, a spacious open-concept main floor, and a large, chef-inspired kitchen featuring a generous island and quartz countertops. The fully finished lower level offers a large family room, perfect for entertaining or relaxing with the family. Recent upgrades include NEW WINDOWS, NEW FURNACE, ALL NEW APPLIANCES, ensuring a move-in-ready experience. Sitting on a desirable corner lot, this home boasts incredible curb appeal, a double detached garage, and additional parking in front. Located in a sought-after neighborhood with convenient access to schools, parks, and amenities, this home is the perfect blend of style, comfort, and functionality.