



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**182 Lake Sylvan Close SE**  
**Calgary, Alberta**

**MLS # A2219414**



**\$620,000**

<b>Division:</b>	Bonavista Downs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, French Door, No Smoking Home, Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Kitchen Island

Welcome to 182 Lake Sylvan Close. This air conditioned, 5 bedroom bungalow with over 2100sf of living space is an absolute gem! This home has been lovingly maintained and updated throughout the years, evident in its pride of ownership. The main floor features pristine hardwood flooring and a renovated full bathroom with deep soaker tub. The Primary Bedroom with 2-piece ensuite, fits a king size bed. Good sized 2nd & 3rd bedrooms with plenty of storage. The kitchen with Stainless Steel appliances, pantry and moveable island, opens to the dining room. The lower level is fully finished with massive rec room, 4th and 5th bedrooms (needing egress windows) and another full bathroom. The double detached garage is large at 24 x 24, allowing you plenty of storage including your City of Calgary bins, should you wish. This location is quiet with great walkability to greenspaces, schools, and the Lake Bonavista shopping area with grocery store, pharmacy, local pub and eateries. Corner lots like these are sought after, as is the separate rear entry, with many options for future use. This home is perfect for the growing family!