



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2260087**



**\$1,095,000**

<b>Division:</b>	Bonavista Downs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,065 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Level		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Basement Suite appliances

Stunning Semi-Detached Infill with Legal Suite in Bonavista. This brand-new, custom-built semi-detached infill in the sought-after community of Bonavista offers the perfect blend of luxury living and practicality. With over 3300 sqft. of elegant living space including a 3-bedroom legal basement suite, this home provides the flexibility of multi-generational living or a fantastic mortgage helper. The main level is designed for both style and function, featuring 10-ft ceilings, a bright open-concept layout, and oversized windows that fill the space with natural light. The kitchen is well appointed, with ceiling-height cabinetry, a massive island with quartz counters, and premium stainless steel appliances. The living room is bright and welcoming, with modern finishes and built-in cabinetry that offers plenty of functional storage. Upstairs, you'll find 9-ft ceilings, a spacious primary retreat with soaring vaulted ceilings, walk-in closet with built-ins, and a spa-inspired ensuite featuring heated floors, freestanding soaker tub, and a fully tiled glass shower. Two additional bedrooms, a 4-piece main bath, and an upper laundry room add everyday convenience. The professionally developed legal suite has its own private side entrance and offers over 1,200 sqft. of living space. Highlights include 3 large bedrooms, 2 full bathrooms, in-suite laundry, a generous living/dining area, and a full kitchen with quartz counters, ceiling-height cabinets, and stainless-steel appliances. Comfort is maximized with in-floor heating (roughed in) and rigid insulation beneath the slab for year-round warmth. Set on a generous 128-ft deep lot, this home offers plenty of outdoor space with a finished concrete patio, and a paved back alley. Bonavista is one of Calgary's most established and desirable neighbourhoods—renowned for its safety, quiet streets, excellent schools,

and close proximity to shopping, restaurants, parks, and transit. This is a rare opportunity to own a thoughtfully designed infill in one of Calgary's most coveted areas—complete with a full legal suite that adds value and flexibility. Book your private showing today and experience everything this incredible home has to offer.