



**GRASSROOTS**  
REALTY GROUP

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**1304 Lake Sylvan Drive SE**  
**Calgary, Alberta**

**MLS # A2261425**



**\$695,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 shingles, and brand-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.