



GRASSROOTS
REALTY GROUP

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1128 Lake Sylvan Place SE
Calgary, Alberta

MLS # A2263469



\$1,274,999

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,450 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Level,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Not a detail overlooked in this stunning and fully renovated 4-level split home in the sought-after lake community of Lake Bonavista. Offering 2,741 SF of thoughtfully designed living space with 5 bedrooms, 3 bathrooms and an oversized double detached garage (24'x24'). Immediately you will love the striking curb appeal with crisp white brick and siding accented by black windows, soffits and fascia. Inside, an abundance of natural light highlights the contemporary design and upscale craftsmanship. At the center of this home is the gourmet kitchen, designed for both function and style. It boasts a large island with a breakfast bar and waterfall quartz counter, extensive cabinetry and counter space, undercabinet lighting, and a high-end appliance package, including a gas stove. The spacious main floor also offers an open-concept dining area, living room with custom built-ins and cozy gas fireplace and rear entry mud room with built-in storage. Upstairs you will find the primary suite with a show stopper walk-in closet with laundry and a spa-like 5 piece ensuite. A second bedroom and a beautifully designed 4-piece bathroom complete this level. The fully developed basement is the perfect space for entertaining or hosting guests. It includes a family room, recreation room, 3 additional bedrooms, a gorgeous 3 piece bathroom and a second laundry room making it an ideal retreat for family or overnight visitors. The beautifully landscaped backyard is fully fenced and gives ample space for summer enjoyment on the expansive concrete patio (27'x22') and direct access to the oversized double detached garage. with an EV plug-in. Don't overlook the central AC for those hot summer days! Lake Bonavista is a truly unique and sought-after community offering private lake access for year around enjoyment as well as schools, shopping, and parks all within close reach. This

home is truly a MUST SEE!