



GRASSROOTS
REALTY GROUP

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67 Lake Sylvan Close SE
Calgary, Alberta

MLS # A2268625



\$610,000

Division:	Bonavista Downs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,004 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Slate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

This beautifully updated bi-level home is tucked away on a quiet, family-friendly street in desirable Bonavista Downs. Thoughtfully refreshed throughout, it features modern neutral paint tones and a bright, welcoming atmosphere from the moment you walk in. The upper level boasts excellent flow between the spacious living room, updated kitchen, and large formal dining area—ideal for both day-to-day living and entertaining guests. The kitchen is finished with quartz countertops, ample cabinetry, and a layout that makes cooking and hosting a breeze. The upper floor also offers two generously sized bedrooms, each with large closets, along with a 4-piece bathroom that’s bright, modern, and stylish. Thanks to the bi-level design, the lower level enjoys large windows and an abundance of natural light, creating a warm and inviting space throughout. Here you’ll find a second comfortable family room/rec area, three additional full-size bedrooms, and a brand-new washer and dryer for added convenience. Significant updates add to the value and peace of mind, including a brand-new roof and newer windows throughout the entire home. Outside, enjoy an expansive backyard with a large deck that’s perfect for summer BBQs and outdoor entertaining, easily accessed via the modern sliding doors. There’s also a generous front parking pad that accommodates two vehicles and a double detached garage with alley access at the rear. Offering space, style, and functionality in a quiet, well-established community, this move-in ready home is a rare find in Bonavista Downs.