



**GRASSROOTS**  
REALTY GROUP

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

**1324 Lake Sylvan Drive SE**  
**Calgary, Alberta**

**MLS # A2271545**



**\$699,000**

<b>Division:</b>	Bonavista Downs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,180 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** n/a

Welcome to this beautifully updated 1180 sq ft bungalow, offering stylish comfort and a bright, open-concept layout. The spacious living room features large windows that flood the space with natural light, creating the perfect spot for everyday living and entertaining. You'll love the modern kitchen complete with a large island, ample cabinetry, and an adjoining dining area that's ideal for family meals. With 5 bedrooms—3 on the main level and 2 downstairs—there's plenty of room for growing families, guests, or a home office. The home also offers 2 full bathrooms and thoughtfully designed feature walls that bring character and warmth to the main floor. The fully finished basement provides even more versatile living space. Outside, enjoy a large backyard with room to relax or play, plus a double detached garage for parking and storage. This is the perfect blend of updates, space, and natural light—ready to move in and enjoy!