



# 1323 Lake Sylvan Drive Calgary Alberta

\$699,900

Welcome home to this fully renovated 4-bedroom bi-level gem, nestled on a serene and quiet street in the family friendly neighbourhood of Bonavista Downs. Fully renovated from top to bottom in 2021, this home not only reflects pride of ownership but is a modern design and move-in-ready with no renovations needed. The spacious living room welcomes you with an open plan living room that offers a beautiful electric fireplace, with stone mantle surround, and built-in cabinetry for extra storage. The sizable kitchen accommodates a family-sized dining table and features a large island with breakfast bar that offers 4 sitting spaces, additional kitchen storage and whirlpool appliances. The entire main floor is covered in durable engineered hardwood that offers warm natural tones and is bathed in natural light through large windows, creating an inviting atmosphere. The master retreat easily accommodates a king-sized bed and you will love the spa-like ensuite with contemporary fixtures, his and her sinks, and large walk in glass shower. Convenient main floor laundry completes this main floor! Venture to the lower level where you will find a large family Rec Room with Wet Bar, Wine Racks and Drinks Fridge, which is perfect for hosting. Unwind by the updated, electric fireplace that adds both charm and warmth to the space. Discover two additional bedrooms on this level, accompanied by a renovated second full bathroom, providing flexibility for your lifestyle. Practicality meets convenience with ample storage space completing this residence. The fully landscaped and private back yard is perfect for bbq's while enjoying the south facing sunshine. The substantially sized lot features a rare find - a roughly 24 ft x 26 ft HEATED DETACHED GARAGE, perfect for the hobbyist or car enthusiast. Additionally and arguably, just as rare of a feature, is the GATED RV PARKING area that a...

Furnace 9.33 Ft x 7.17 Ft

Recreational, Games room 25.83 Ft x 13.83 Ft

Bedroom 10.00 Ft x 9.17 Ft

Bedroom 12.83 Ft x 9.33 Ft

3pc Bathroom 7.33 Ft x 4.83 Ft

Kitchen 14.50 Ft x 8.67 Ft

Living room 16.00 Ft x 11.83 Ft

Laundry room 3.00 Ft x 3.00 Ft

Primary Bedroom 13.83 Ft x 10.00 Ft

Bedroom 11.83 Ft x 7.83 Ft

4pc Bathroom 10.33 Ft x 5.00 Ft

4pc Bathroom 10.50 Ft x 4.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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Dining room 9.58 Ft x 8.17 Ft