



# 1352 Lake Sylvan Drive Calgary Alberta

\$699,000

Situated in a welcoming community of Bonavista Downs, this charming 1200 sqft bungalow seamlessly blends modern updates with cozy living. The main floor underwent a comprehensive renovation, featuring new engineered hardwood with herringbone pattern in the living and dining areas, a thoughtfully reconfigured kitchen, and a refreshed main bathroom along with a 2-piece ensuite. The living space is brightened by three new triple-pane windows, while the bedrooms and hallway now boast beautifully refinished hardwood floors and retain the convenience of previously updated double-pane windows. Updated light fixtures, new pot lights, fresh paint, and modern baseboards and trims all contribute to the cohesive aesthetic of this wonderful home. The basement offers a versatile recreation area with a gas fireplace, space for hobbies or games, another bedroom, a 3-piece bathroom complete with a working sauna for relaxation, and a spacious storage and utility area including a laundry section. The home was upgraded to include radiant hot water baseboard heaters, which provide more even heat distribution for a consistent warmth throughout, reducing cold spots and minimizing the circulation of dust and allergens compared to forced air systems. The exterior features a spacious backyard with ample patio space ideal for gatherings, complemented by a detached heated double garage and carport accessible via a paved lane. The sunny south backyard also offers plenty of room for recreation or trailer parking(rear gate access), making this home both a sanctuary and a practical choice for contemporary living. (id:6769)

3pc Bathroom 6.17 Ft x 6.08 Ft

Bedroom 12.83 Ft x 9.50 Ft

Recreational, Games room 37.75 Ft x 12.67 Ft

Storage 11.67 Ft x 10.83 Ft

Furnace 15.17 Ft x 10.75 Ft

2pc Bathroom 5.58 Ft x 4.25 Ft

4pc Bathroom 7.33 Ft x 6.58 Ft

Bedroom 10.00 Ft x 9.00 Ft

Bedroom 9.92 Ft x 9.08 Ft

Dining room 10.75 Ft x 8.17 Ft

Foyer 7.67 Ft x 5.00 Ft

Kitchen 14.75 Ft x 11.33 Ft

Living room 16.75 Ft x 14.42 Ft

Primary Bedroom 13.00 Ft x 11.42 Ft

Listing Presented By:



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**Mirror**

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