



## 79 Lake Sylvan Close Calgary Alberta

\$730,000

Discover a true gem in the much sought after community of Bonavista Downs SE. With approx. 1,700 sq. ft. of living space covering two levels, separate entrances completely split & private - 3 bedrooms, 2 bathrooms on a secluded street and a prime location, you cannot go wrong. The welcoming main floor is open concept with an L-shaped configuration for the living/dining area and beautiful hardwood floors. Note the unique pattern in the flooring. The kitchen features an island/breakfast bar, oak cabinetry, laminate countertops and stainless appliances. Two fair-sized bedrooms and 4-pc. bathrooms complete this level. The lower level is finished, carpeted and offers a massive family room with an additional bedroom, secondary room and 4-pc. bath. Lots of possibilities here for various layouts. A fully fenced private east-facing back yard includes a multi-level wooden deck for summer enjoyment, a mini greenhouse/shed, a garden plot (with a huge rhubarb plant) and several flower beds where you can show off your gardening know-how. A large double garage is accessed from the paved back lane. This home is crazy convenient to everything! Close to major thoroughfares - Deerfoot, MacLeod and Bow Bottom Trails and Anderson Road; near to Fish Creek Park, Willow Park Golf and Country Club, the Bow River and within walking distance of Lake Bonavista Plaza; shopping at South Centre Mall; transit, schools, churches, dog parks, playgrounds etc. This is too good to miss. Currently lower level is rented monthly/\$1300 (inc. utilities) tenant is willing to stay. Call for a showing and come take a look as soon as possible. (id:6769)

4pc Bathroom 13.42 Ft x 10.92 Ft

Bedroom 10.92 Ft x 10.58 Ft

4pc Bathroom 5.00 Ft x 7.67 Ft

Bedroom 9.33 Ft x 10.92 Ft

Dining room 12.58 Ft x 13.67 Ft

Kitchen 12.58 Ft x 13.67 Ft

Primary Bedroom 12.25 Ft x 12.00 Ft

Living room 12.75 Ft x 18.50 Ft

Listing Presented By:



Originally Listed by:  
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(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net