



157 Lake Sylvan Close Calgary Alberta

\$1,080,000

Click brochure link for more details. This duplex is currently under construction and getting build by the experienced owner. Discover this STUNNING and LUXURIOUS semi-detached infill in the sought-after Bonavista community, offering an incredible mortgage helper with a LEGAL SUITE basement! Live in the expansive 2,064 SQ FT upper level, featuring 3 BEDROOMS and 2.5 BATHROOMS, while renting out the PRIVATE 3 BEDROOM, 1260 SQ FT LEGAL basement full legal suite. The basement comes with 4" thick rigid insulation under the concrete slab together with the INFLOOR HEATING SYSTEM. Bonavista is an ideal neighbourhood for both young professionals and families, conveniently located near shopping, amenities, restaurants, public transit, and excellent schools and parks. The Bonavista community is one of the QUIETEST and SAFEST community in Calgary. This home is set on a spacious 125 ft deep lot and boasts an open-concept design, high ceilings (10 ft on the main level and 9 ft upstairs), stunning lighting and plumbing fixtures, European windows, and an abundance of natural light. The backyard has 40 ft long space and completed with a concrete patio. The back alley is double lined and paved. Upon entry, you'll be welcomed by a spacious foyer and front closet with built-in shelving and hanging racks. The kitchen is a chef's dream with a beautiful farmhouse hood fan, ceiling-height cabinetry, QUARTZ backsplash, a MASSIVE island with gorgeous quartz countertops and ample seating, and stainless-steel appliances, including a cooler. The living room is flooded with natural light through large windows and features a GAS fireplace with elegant tile for cozy gatherings. There is plenty of built-in cabinetry and shelving, offering ample storage space throughout. The upper level is home to the primary bedroom, complete with a feature wall, walk-in closet with built-in shelving and hanging r...

Bedroom 9.33 Ft x 10.50 Ft
Bedroom 9.50 Ft x 10.42 Ft
Living room 19.17 Ft x 12.83 Ft
Bedroom 12.25 Ft x 9.58 Ft
4pc Bathroom .00 Ft x .00 Ft
4pc Bathroom .00 Ft x .00 Ft
Kitchen 5.50 Ft x 8.42 Ft
Living room 11.83 Ft x 19.50 Ft

Kitchen 11.00 Ft x 16.50 Ft
Dining room 11.00 Ft x 14.17 Ft
2pc Bathroom .00 Ft x .00 Ft
Primary Bedroom 11.75 Ft x 15.00 Ft
5pc Bathroom .00 Ft x .00 Ft
Laundry room .00 Ft x .00 Ft
4pc Bathroom .00 Ft x .00 Ft
Bedroom 9.83 Ft x 12.17 Ft

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Listing Presented By:



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Office 7.17 Ft x 7.75 Ft

Bedroom 11.75 Ft x 12.17 Ft