



1139 Lake Sylvan Drive Calgary Alberta

\$899,900

Welcome to the highly sought-after community of Lake Bonavista, one of Calgary's most desirable neighbourhoods, offering exclusive lake access with year-round activities such as swimming, skating, and paddle boarding just moments from your doorstep. This inviting home features multiple living areas throughout, providing both functional space and room to grow, and has been continuously maintained and thoughtfully updated over the years. Recent improvements include refinished hardwood flooring on the main level and a beautifully renovated kitchen featuring Legacy Kitchen cabinets, quartz countertops, a breakfast bar overlooking the family room, tile backsplash, and stainless steel appliances including a downdraft cooktop. Additional upgrades include smooth ceiling finishes, updated light fixtures, a renovated ensuite bathroom with a spacious shower, and an updated main upper bathroom complete with a large soaker tub. The sunken family room off the kitchen offers a cozy wood-burning fireplace with built-in bookshelves on both sides and sliding doors that open to a concrete patio and sunny south-facing backyard. A convenient side entry leads to a 2-piece bathroom, laundry area, and a versatile bedroom or den. The basement includes a large recreation room, office, gym area, two storage areas, and an egress window. Outside you'll find a newer insulated double detached garage with an electric door opener, breaker panel, and concrete floor, along with landscaped front and rear yards, front and rear concrete walkways, and a generously sized tool shed. Additional highlights include modern vinyl windows throughout, including a bow window in the living room and sliding glass doors in the family room. Ideally located close to the lake, excellent schools, parks, playgrounds, off leash walking area close by, shopping, and dining, this home is also just minutes from major routes,...

Primary Bedroom 12.67 Ft x 12.50 Ft
 Other 6.33 Ft x 4.92 Ft
 3pc Bathroom 9.58 Ft x 4.92 Ft
 Bedroom 10.33 Ft x 9.50 Ft
 4pc Bathroom 9.33 Ft x 7.58 Ft
 Family room 23.08 Ft x 13.58 Ft

Living room 18.25 Ft x 14.25 Ft
 Dining room 12.00 Ft x 8.50 Ft
 Other 16.00 Ft x 11.50 Ft
 Family room 18.08 Ft x 11.50 Ft
 2pc Bathroom 5.08 Ft x 4.67 Ft
 Laundry room 5.67 Ft x 4.92 Ft

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

<http://www.jthay.com/>

RE/MAX Realty Professionals

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Exercise room 11.25 Ft x 6.50 Ft

Bedroom 10.00 Ft x 9.42 Ft

Den 10.25 Ft x 7.50 Ft