



# 159 Lake Sylvan Close Calgary Alberta

\$1,095,000

Stunning Semi-Detached Infill with Legal Suite in Bonavista. This brand-new, custom-built semi-detached infill in the sought-after community of Bonavista offers the perfect blend of luxury living and practicality. With over 3300 sqft. of elegant living space including a 3-bedroom legal basement suite, this home provides the flexibility of multi-generational living or a fantastic mortgage helper. The main level is designed for both style and function, featuring 10-ft ceilings, a bright open-concept layout, and oversized windows that fill the space with natural light. The kitchen is well appointed, with ceiling-height cabinetry, a massive island with quartz counters, and premium stainless steel appliances. The living room is bright and welcoming, with modern finishes and built-in cabinetry that offers plenty of functional storage. Upstairs, you'll find 9-ft ceilings, a spacious primary retreat with soaring vaulted ceilings, walk-in closet with built-ins, and a spa-inspired ensuite featuring heated floors, freestanding soaker tub, and a fully tiled glass shower. Two additional bedrooms, a 4-piece main bath, and an upper laundry room add everyday convenience. The professionally developed legal suite has its own private side entrance and offers over 1,200 sqft. of living space. Highlights include 3 large bedrooms, 2 full bathrooms, in-suite laundry, a generous living/dining area, and a full kitchen with quartz counters, ceiling-height cabinets, and stainless-steel appliances. Comfort is maximized with in-floor heating (roughed in) and 4" rigid insulation beneath the slab for year-round warmth. Set on a generous 128-ft deep lot, this home offers plenty of outdoor space with a finished concrete patio, and a paved back alley. Bonavista is one of Calgary's most established and desirable neighbourhoods--renowned for its safety, quiet streets, excellent schools, and close proximity...

Primary Bedroom 12.25 Ft x 11.58 Ft

4pc Bathroom Measurements not available

Bedroom 12.58 Ft x 9.33 Ft

Bedroom 12.42 Ft x 9.50 Ft

4pc Bathroom Measurements not available

Living room/Dining room 19.17 Ft x 12.00 Ft

Kitchen 8.50 Ft x 8.50 Ft

Living room 15.00 Ft x 11.83 Ft

Kitchen 16.50 Ft x 8.83 Ft

Dining room 14.00 Ft x 11.00 Ft

2pc Bathroom Measurements not available

Primary Bedroom 15.00 Ft x 11.75 Ft

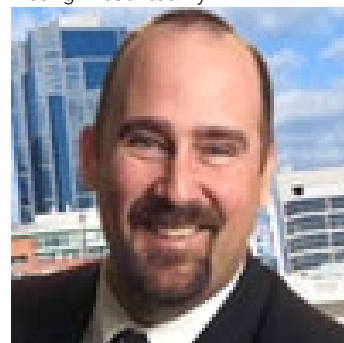
Bedroom 12.17 Ft x 9.83 Ft

Bedroom 12.17 Ft x 11.75 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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