

**1352 Lake Sylvan Drive SE**  
**Calgary, Alberta**

**MLS # A2186112**



**\$699,000**

<b>Division:</b>	Bonavista Downs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Attached Carport, Double Garage Detached, Garage Faces Sid		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Under		

<b>Heating:</b>	Baseboard, Boiler, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Dry Bar, Quartz Counters, Sauna		

**Inclusions:** Storage shed, bar in basement, floating wall unit in living room

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.