

\$599,900 - 170 Lake Sylvan Close Se, Calgary

MLS® #A2149135

\$599,900

4 Bedroom, 2.00 Bathroom, 947 sqft

Residential on 0.13 Acres

Bonavista Downs, Calgary, Alberta

****Watch Virtual Tour**** Welcome to this upgraded bi-level home located in the established community of Bonavista Downs with a dream triple garage and RV pad! With over 1,600 sqft of living space, this residence offers a perfect blend of comfort and functionality. On the main level, you are greeted by natural light shining through your large living room windows that open right through to the kitchen and dining area. The well-equipped kitchen includes a double sink, stainless steel appliances, French door fridge, and a pantry. Step directly from the kitchen to your two-tiered deck, complete with a gas line for a BBQ and plenty of space for dining and entertaining several family and friends. Adjacent to the kitchen is a large dining room features a huge window with a picturesque view of your lush backyard and half wall providing convenience and a pleasant dining experience. The primary bedroom boasts large windows that let in plenty of natural light and double-door closets for ample storage, accompanied by another good-sized bedroom and a 4-piece bathroom with a large white porcelain sink and modern finishes complete the main level. On the lower level, you will find two additional bedrooms, each generously sized with good storage solutions, upgraded carpet, and recessed lighting. One bedroom is currently used as an office and home gym. Another 4-piece bathroom on this level boasts a clean and bright white finish, and the spacious laundry room offers additional



storage solutions and upper cabinets. This home is complete with its 3-car detached garage with a workbench, backs onto a paved back lane, and there's an additional RV pad in the backyard. Some of the upgrades include appliances replaced in 2018, house roof replaced in 2014, garage roof replaced in 2023, vinyl flooring installed in 2017, basement renovations completed in 2021, and air conditioning installed in 2021. This beautiful home is within walking distance of the Bonavista Disc Golf Course, multiple off-leash dog parks, and numerous other playgrounds/parks and walking/bike paths. You will be within a 5-minute drive to South Center, The Fish Creek Public Library, TRICO Center, and if the closest shopping and entertainment doesn't suit your needs MacLeod Trail or Deerfoot Trail and Blackfoot are just a quick minute on Anderson Rd away. There is no better place to be located in the city. Ready for you to move in and enjoy all that Bonavista Downs has to offer, don't miss out on this opportunity to own a piece of this wonderful community!

Built in 1972

Essential Information

MLS® #	A2149135
Price	\$599,900
Sold Price	\$665,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	947
Acres	0.13
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level

Status	Sold
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Community Information

Address	170 Lake Sylvan Close Se
Subdivision	Bonavista Downs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3E6

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Heated Garage, Insulated, Paved, RV Access/Parking, Triple Garage Detached

Interior

Interior Features	Chandelier, Closet Organizers, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Street Lighting, Other, Pie Shaped Lot, See Remarks, Treed
Roof	Asphalt
Construction	Brick, Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 14th, 2024
Date Sold	July 15th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX First

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