

1132 Lake Sylvan Drive SE
Calgary, Alberta

MLS # A2224187



\$950,000

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|-----------|--|--------|-------------------|
| Division: | Lake Bonavista | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,503 sq.ft. | Age: | 1969 (56 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Level, Rectangular Lot | | |

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|-------------|--|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Low Flow Plumbing Fixtures, No Smoking Home, Skylight(s), Vaulted Ceiling(s) | | |

Inclusions: n/a

Welcome to this meticulously renovated 4-level split home, offering over 2,500 sq. ft. of beautifully developed living space in one of Calgary's most sought-after communities. Ideally located within walking distance to two schools, this home blends style, comfort, and convenience—perfect for a growing family. Step inside to find an open-concept main floor flooded with natural light, highlighting the wide plank engineered hardwood floors. The heart of the home is the gourmet kitchen, featuring premium KitchenAid appliances, warm grey cabinetry, quartz countertops, and designer lighting fixtures. Just off the kitchen, the spacious dining area opens onto a large rear deck—perfect for summer entertaining. Upstairs, you'll find four generously sized bedrooms, including an impressive primary suite with vaulted ceilings, dual closets, and a spa-like ensuite complete with heated tile floors, quartz counters, and stunning tilework. The cozy family room invites you to relax by the wood-burning fireplace, accented by a charming natural brick feature wall. Unique to this home, a professionally excavated rear entryway connects directly to the detached garage, creating a full-sized mudroom/laundry area that feels like a true extension of the home. The lower level is designed for fun and relaxation with a spacious games area, beverage bar, and a large theatre space outfitted with discreet TV hookups and ambient media lighting. Every detail of this renovation was completed with care and quality—fully permitted and inspected by the City of Calgary. Don't miss this opportunity to own an exceptional property in a fantastic community. Book your private showing today—this one won't last!