

79 Lake Sylvan Close SE
Calgary, Alberta

MLS # A2166583



\$730,000

Division:	Bonavista Downs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,010 sq.ft.	Age:	1973 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: Downstairs refrigerator, stove, washer, dryer

Discover a true gem in the much sought after community of Bonavista Downs SE. With approx. 1,700 sq. ft. of living space covering two levels – 3 bedrooms, 2 bathrooms on a secluded street and a prime location, you cannot go wrong. The welcoming main floor is open concept with an L-shaped configuration for the living/dining area and beautiful hardwood floors. Note the unique pattern in the flooring. The kitchen features an island/breakfast bar, oak cabinetry, laminate countertops and stainless appliances. Two fair-sized bedrooms and 4-pc. bathrooms complete this level. The lower level is finished, carpeted and offers a massive family room with an additional bedroom, secondary room and 4-pc. bath. Lots of possibilities here for various layouts. A fully fenced private east-facing back yard includes a multi-level wooden deck for summer enjoyment, a mini greenhouse/shed, a garden plot (with a huge rhubarb plant) and several flower beds where you can show off your gardening know-how. A large double garage is accessed from the paved back lane. This home is crazy convenient to everything! Close to major thoroughfares – Deerfoot, MacLeod and Bow Bottom Trails and Anderson Road; near to Fish Creek Park, Willow Park Golf and Country Club, the Bow River and Lake Bonaventure; shopping at South Centre Mall; transit, schools, churches, dog parks, playgrounds etc. This is too good to miss. Currently lower level is rented monthly/\$1300 (inc. utilities) tenant is willing to stay. Call for a showing and come take a look as soon as possible.