

# \$1,080,000 - 157 Lake Sylvan Close Se, Calgary

MLS® #A2211076

**\$1,080,000**

6 Bedroom, 5.00 Bathroom, 2,065 sqft

Residential on 0.07 Acres

Bonavista Downs, Calgary, Alberta

Click brochure link for more details. This duplex is currently under construction and getting build by the experienced owner. Discover this STUNNING and LUXURIOUS semi-detached infill in the sought-after Bonavista community, offering an incredible mortgage helper with a LEGAL SUITE basement! Live in the expansive 2,064 SQ FT upper level, featuring 3 BEDROOMS and 2.5 BATHROOMS, while renting out the PRIVATE 3 BEDROOM, 1260 SQ FT LEGAL basement full legal suite. The basement comes with 4" thick rigid insulation under the concrete slab together with the INFLOOR HEATING SYSTEM. Bonavista is an ideal neighbourhood for both young professionals and families, conveniently located near shopping, amenities, restaurants, public transit, and excellent schools and parks. The Bonavista community is one of the QUIETEST and SAFEST community in Calgary.

This home is set on a spacious 125 ft deep lot and boasts an open-concept design, high ceilings (10 ft on the main level and 9 ft upstairs), stunning lighting and plumbing fixtures, European windows, and an abundance of natural light. The backyard has 40 ft long space and completed with a concrete patio. The back alley is double lined and paved.

Upon entry, youâ€™ll be welcomed by a spacious foyer and front closet with built-in



shelving and hanging racks. The kitchen is a chef’s dream with a beautiful farmhouse hood fan, ceiling-height cabinetry, QUARTZ backsplash, a MASSIVE island with gorgeous quartz countertops and ample seating, and stainless-steel appliances, including a cooler. The living room is flooded with natural light through large windows and features a GAS fireplace with elegant tile for cozy gatherings.

There is plenty of built-in cabinetry and shelving, offering ample storage space throughout. The upper level is home to the primary bedroom, complete with a feature wall, walk-in closet with built-in shelving and hanging racks, and a luxurious ensuite bathroom with heated floors, a freestanding soaker tub, and a fully tiled shower with glass doors. This floor also includes the laundry room, two additional generously-sized bedrooms, and a 5-piece bathroom.

The legal basement suite has its own private separate entrance accessible from the side of the house and the kitchen on the main level. The legal suite features a primary and 2 spacious bedrooms, 2 - 4-piece bathrooms, linen closet, and additional storage under the stairs. The kitchen includes ceiling-height cabinets, quartz countertops, a built-in pantry, dual undermount sink, fridge, electric range, and dishwasher. The legal suite also offers a large living/dining area and in-suite laundry.

Built in 2025

**Essential Information**

MLS® #	A2211076
Price	\$1,080,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4

Half Baths	1
Square Footage	2,065
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	157 Lake Sylvan Close Se
Subdivision	Bonavista Downs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3E5

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle

Construction	Brick, Other
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	70
Zoning	TBD

**Listing Details**

Listing Office	Honestdoor Inc.
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