



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**35 LAKE SYLVAN Close, Calgary T2J 3E5**

MLS®#: **A2182821**      Area: **Bonavista Downs**      Listing Date: **12/12/24**      List Price: **\$619,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 21-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1972**  
Lot Information  
 Lot Sz Ar: **5,392 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,010**  
 Low Sqft:  
 Ttl Sqft: **1,010**

DOM

**41**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **5**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot,See Remarks**  
 Park Feat: **Heated Garage,Oversized,See Remarks,Triple Garage Detached**

Utilities and Features

Roof: **Flat Torch Membrane**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Metal Siding ,Stucco,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Laminate Counters,No Smoking Home,See Remarks,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`5" x 10`9"	4pc Bathroom	Main	8`1" x 4`11"
Bedroom	Main	9`4" x 7`10"	Bedroom	Main	11`5" x 7`11"
Entrance	Main	6`8" x 3`7"	Living Room	Main	14`2" x 11`11"
Kitchen With Eating Area	Main	13`3" x 12`11"	Mud Room	Main	5`0" x 3`7"
Game Room	Lower	30`7" x 10`10"	Bedroom	Lower	10`2" x 9`0"
Laundry	Lower	12`9" x 11`6"	Bedroom	Lower	12`8" x 10`3"
4pc Bathroom	Lower	8`0" x 4`11"	Flex Space	Lower	4`9" x 3`9"

Title:  
**Fee Simple**  
Legal Desc:

**642LK**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Amazing triple detached garage!! Welcome to this wonderful family bungalow sitting on a very quiet street just down the road from a park. Solid family bungalow with newer furnace (2022) and air conditioner (2020). Both bathrooms were redone in 2020 with ceramic tile floors and tile tub surrounds. Three bedrooms on the main, a large kitchen and eating area and spacious living room. Lower level has two more bedrooms, office nook, storage, four piece bathroom and family room. The fully fenced South backyard has a large concrete patio with a gazebo for your patio furniture to be under, a natural gas BBQ line and hot tub electrical, grass area and the oversized triple garage make this an entertainers dream yard. The garage has room for parking, storage as well as the single part was used as an office complete with one of the two man doors, two skylights, built in shelving, fully carpeted with internet and phone capability. The garage is complete with a two piece bathroom, heating and plumbing. Incredible value in this family home.**

Inclusions:  
Property Listed By: **4 Yard Sheds  
Century 21 Masters**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

























