

# \$1,095,000 - 159 Lake Sylvan Close Se, Calgary

MLS® #A2260087

**\$1,095,000**

6 Bedroom, 5.00 Bathroom, 2,065 sqft

Single Family on 0.07 Acres

Bonavista Downs, Calgary, Alberta

Stunning Semi-Detached Infill with Legal Suite in Bonavista. This brand-new, custom-built semi-detached infill in the sought-after community of Bonavista offers the perfect blend of luxury living and practicality. With over 3300 sqft. of elegant living space including a 3-bedroom legal basement suite, this home provides the flexibility of multi-generational living or a fantastic mortgage helper. The main level is designed for both style and function, featuring 10-ft ceilings, a bright open-concept layout, and oversized windows that fill the space with natural light. The kitchen is well appointed, with ceiling-height cabinetry, a massive island with quartz counters, and premium stainless steel appliances. The living room is bright and welcoming, with modern finishes and built-in cabinetry that offers plenty of functional storage. Upstairs, you'll find 9-ft ceilings, a spacious primary retreat with soaring vaulted ceilings, walk-in closet with built-ins, and a spa-inspired ensuite featuring heated floors, freestanding soaker tub, and a fully tiled glass shower. Two additional bedrooms, a 4-piece main bath, and an upper laundry room add everyday convenience. The professionally developed legal suite has its own private side entrance and offers over 1,200 sqft. of living space. Highlights include 3 large bedrooms, 2 full bathrooms, in-suite laundry, a generous living/dining area, and a full kitchen with quartz counters, ceiling-height cabinets, and stainless-steel appliances. Comfort is maximized with in-floor heating



(roughed in) and 4â€• rigid insulation beneath the slab for year-round warmth. Set on a generous 128-ft deep lot, this home offers plenty of outdoor space with a finished concrete patio, and a paved back alley. Bonavista is one of Calgaryâ€™s most established and desirable neighbourhoodsâ€”renowned for its safety, quiet streets, excellent schools, and close proximity to shopping, restaurants, parks, and transit. This is a rare opportunity to own a thoughtfully designed infill in one of Calgaryâ€™s most coveted areasâ€”complete with a full legal suite that adds value and flexibility. Book your private showing today and experience everything this incredible home has to offer. (id:6289)

Built in 2025

Essential Information

Listing #	A2260087
Price	\$1,095,000
Bedrooms	6
Bathrooms	5.00
Half Baths	1
Square Footage	2,065
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	159 Lake Sylvan Close Se
Subdivision	Bonavista Downs
City	Calgary
Province	Alberta
Postal Code	T2J3E5

Amenities

Amenities	Schools, Shopping
Features	Back lane, No Animal Home, No Smoking Home, Level
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

## Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave, Hood Fan, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Separate entrance, Walk-up, Suite

## Exterior

Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX Complete Realty



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Listing information last updated on October 14th, 2025 at 11:46pm PDT