# \$454,900 - 137 Gray Close, Sylvan Lake

MLS® #A2210864

## \$454,900

3 Bedroom, 3.00 Bathroom, 1,054 sqft Residential on 0.07 Acres

Greyhawk, Sylvan Lake, Alberta

Brand new bungalow in Sylvan Lake's sought-after Grayhawk community! This fully finished 3 bedroom plus den/3 bathroom home offers effortless luxury and comfort, ideal for downsizers. Featuring an open-concept layout with 9-foot ceilings and stylish vinyl plank flooring throughout, it boasts a light-filled living room with views to the west, overlooking greenspace/future school site. The chef-inspired kitchen includes a center island, corner pantry, soft-close cabinets, under-cabinet lighting, a granite sink, and upgraded stainless steel appliances. The serene primary bedroom offers plush carpeting, a walk-in closet, and a 3pce ensuite. Sunny front den to work from home or crafts. Main floor laundry and handy powder room for guests. The basement with 9-foot ceilings offers a family room, 2 bedrooms, 4piece bathroom, and another laundry hookup roughed in for future use. Additional features include a high-efficiency furnace, hot water tank, landscaped front yard, concrete front driveway and sidewalk, black dirt rear yard are included. Located in Grayhawk near Sylvan Lake's amenities, this home offers easy access to recreation and nature trails. GST is included with a rebate to the builder, and a comprehensive new home warranty adds peace of mind. Don't miss out on this opportunity. Taxes to be assessed. Measurements & pics will be updated as build progresses, photos and renderings are examples from a similar home built previously







and do not necessarily reflect the finishes and colors used in this home. \*\*\*\*Under construction completion Late fall 2025\*\*

#### Built in 2025

## **Essential Information**

MLS® # A2210864 Price \$454,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,054 Acres 0.07 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

# **Community Information**

Address 137 Gray Close

Subdivision Greyhawk
City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S 0W4

#### **Amenities**

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters, Vinyl Windows

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Silent Floor Joists, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 10th, 2025

Days on Market 207 Zoning R2

# **Listing Details**

Listing Office RCR - Royal Carpet Realty Ltd.

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