



GRASSROOTS
REALTY GROUP

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13 Gray Close
Sylvan Lake, Alberta

MLS # A2237522



\$404,900

Division:	Grayhawk		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,288 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	See Remarks	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	N/A		

Welcome to Grayhawk — Sylvan Lake’s most exciting new subdivision! This stunning end-unit townhome built by True-Line Homes offers the perfect blend of comfort, style, and functionality in a family-oriented community just minutes from the lakefront, golf course, and town center amenities. With 1,280 sq ft of beautifully finished space, this home features 3 bedrooms, 2.5 bathrooms, and upstairs laundry for added convenience. The open-concept main floor showcases 9’ ceilings, quartz countertops, upgraded cabinetry and flooring, and a sleek appliance package. Enjoy energy efficiency and comfort with Low-E windows, upgraded insulation, and limited lifetime architectural shingles. Step outside onto the rear vinyl deck — a perfect spot for relaxing or entertaining. Located adjacent to the Sylvan Lake Golf & Country Club, Grayhawk is designed for modern living with future plans for a school, commercial area with shops and services, parks, playgrounds, and multiple housing options — all within a few minutes of the waterfront. Be one of the first to call Grayhawk home and take advantage of this incredible opportunity to own in a thoughtfully planned, up-and-coming community.