



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**111 Gray Close**  
**Sylvan Lake, Alberta**

**MLS # A2237523**



**\$394,900**

<b>Division:</b>	Grayhawk		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,320 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers		

<b>Inclusions:</b>	N/A
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Welcome to this beautifully designed duplex in the heart of Grayhawk – a growing neighborhood surrounded by nature, trails, and family-friendly living. This 3 bedroom, 2.5 bathroom home blends luxury and functionality with thoughtful upgrades and modern finishes throughout. Step inside to a bright and open main floor featuring durable vinyl plank flooring, large windows that flood the space with natural light, and a stunning central kitchen complete with quartz countertops, upgraded cabinetry, upgraded appliances, and a spacious pantry. Upstairs, you’ll find three generously sized bedrooms, including a stylish primary suite with a walk-in closet and private 3-piece ensuite. A full 4-piece bathroom and a conveniently located laundry closet complete the upper level. Enjoy the convenience of a rear private deck, back alley access, and the peace of mind that comes with a builder’s warranty and certified New Home Warranty program. Build your future in Grayhawk – where smart design meets small-town charm just minutes from the lake, schools, and amenities. This is your opportunity to own a brand-new home in one of Sylvan Lake’s most desirable new developments!