



**139 Gray Close
Sylvan Lake, Alberta**

MLS # A2247375



\$449,900

Division:	Grayhawk		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,054 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R5A
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: stove, fridge, bi dishwasher, garage opener 1 control

Start planning now, ready for a spring 2026 possession, brand new fully finished bungalow in Sylvan Lake's sought-after Grayhawk community! This 3 bedroom/3 bathroom home with attached garage offers effortless luxury and comfort, ideal for downsizers. Featuring an open-concept layout with 9-foot ceilings and stylish vinyl plank flooring throughout living room, dining room and hallway. 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 spa-like ensuite with double sinks and a luxurious shower with glass door. Main floor laundry and handy powder room for guests. The basement with 9-foot ceilings offers a family room, 2 bedrooms, 4piece bathroom, lots of storage space. Additional features include a high-efficiency furnace, hot water tank, concrete front driveway and sidewalk, black dirt rear yard are included. Located in Grayhawk near all 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. Taxes to be assessed. ****Under construction completion Spring 2026**Photos are from previous showhome similar but may not be exactly the same**