



**116 Gray Close
Sylvan Lake, Alberta**

MLS # A2264345



\$457,340

Division:	Grayhawk		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,138 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R5A
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: BI Microwave, BI Dishwasher, Garage Door Opener and 2 Controls, Balance of 10 Year New Home Warranty

Absolutely Gorgeous 3 Bedroom 2 Full Bath Bungalow half Duplex with Front attached garage and Partially Finished Basement! This home is built to the highest standards with Limited Lifetime Architectural Shingles, Low E Argon Sun stop Windows, Garage Will dry Sump, Gas Line to Deck, 9' Ceilings on the main floor, Upgraded Flooring, woodwork and lighting, 5' Shower in ensuite, High Efficiency HWT and Furnace, R60 Insulation, if quality is what you are after, this is it!!! 2 Year Builder Warranty and 10 Year Alberta New Home Warranty are included!!!