



GRASSROOTS
REALTY GROUP

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**17 Gray Close
Sylvan Lake, Alberta**

MLS # A2281956



\$369,900

Division:	Grayhawk		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,163 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None, On Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

Inclusions: n/a

Welcome to affordable living in Sylvan Lake's furthest west subdivision—Grayhawk—where you'll enjoy peaceful surroundings away from traffic and congestion, yet remain close to the lake, walking paths, schools, and all the amenities Sylvan Lake has to offer—plus just minutes from the golf course. This brand-new build by TrueLine Homes offers 1,280 sq. ft. of comfort, style, and functionality with 3 bedrooms and 2.5 bathrooms and immediate possession available. The open-concept main floor features 9-foot ceilings, quartz countertops, upgraded cabinetry, and vinyl plank flooring throughout, along with the convenience of upper-floor laundry. Built for comfort and efficiency with Low-E Argon windows, upgraded insulation, and architectural shingles, this home is designed to keep utility costs down and comfort levels high. Step outside and relax on your back deck, or look ahead to the exciting future plans for Grayhawk, which include a school, commercial area with shops, parks, playgrounds, and a church—creating a complete, family-friendly community. Whether you're starting out, settling down, or investing, this is your opportunity to own an affordable townhome with NO condo fees and NO HOA, plus a paved back alley.