



**GRASSROOTS**  
REALTY GROUP

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**17 Gray Close  
Sylvan Lake, Alberta**

**MLS # A2293886**



**\$369,900**

<b>Division:</b>	Grayhawk		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,272 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Interior Lot		

<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	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Unbeatable value in Sylvan Lake—welcome to Grayhawk, Sylvan Lake’s westernmost new community. This exciting development offers a peaceful, quiet setting with a charming atmosphere that appeals to a wide range of lifestyles. Grayhawk is conveniently located close to the lake and just a short commute to downtown Sylvan Lake, shopping, schools, and nearby golf courses. This brand-new home offers 1,280 sq. ft. of thoughtfully designed living space featuring 3 bedrooms and 2.5 bathrooms, with immediate possession available. The open-concept main floor is highlighted by 9-foot ceilings, quartz countertops, upgraded cabinetry, and vinyl plank flooring throughout, while the upper-floor laundry adds everyday convenience. Built with efficiency and durability in mind, the home includes Low-E windows, enhanced insulation, and architectural shingles to help maintain comfort while keeping utility costs lower. Enjoy relaxing on your back deck, and look forward to the exciting future plans for Grayhawk, including a school, commercial area with shops, parks, playgrounds, and a church, all designed to create a complete and welcoming community. Plus enjoy added convenience of a paved back alley. Whether you’re a first-time buyer, downsizing, or looking for an investment, this property presents an excellent opportunity to own an affordable townhome with NO condo fees. Come and see what this exciting community and this beautiful townhome have to offer, schedule your private tour today.