



GRASSROOTS
REALTY GROUP

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**17 Gray Close
Sylvan Lake, Alberta**

MLS # A2192972



\$399,900

Division:	Grayhawk		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,281 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	See Remarks	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 10 Year Alberta New Home Warranty, Fridge, Stove, BI Dishwasher, BI Microwave Hood Fan. Stacking Washer & Dryer

Welcome to Sylvan Lakes Newest Subdivision, GrayHawk in Sylvan Lake West, adjacent to the Sylvan Lake Golf and Country Club! Grayhawk is designed with families in mind; providing the essential pieces that you need to raise a family such as various housing choices, a future school site, future Commercial Area with local shops and services, parks & playgrounds, and of course a location only a few minutes away from the waterfront and town center with all the amenities they have to offer. This STUNNING townhouse is Built by True-Line Homes, so built to the highest Standards! 9' Ceilings on the Main, Limited Lifetime Architectural shingles, Low E Windows, Upgraded Cabinets and Flooring, Quartz Countertops, Upgraded insulation, Appliance Package, Rear Deck with Vinyl Decking, and so much more!