



GRASSROOTS
REALTY GROUP

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137 Gray Close
Sylvan Lake, Alberta

MLS # A2210864

\$454,900



Division:	Grayhawk		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,054 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: Stove, fridge bi dishwasher, hoodfan, garage opener 1 control

Brand new bungalow in Sylvan Lake's sought-after Grayhawk community! This fully finished 3 bedroom plus den/3 bathroom home offers effortless luxury and comfort, ideal for downsizers. Featuring an open-concept layout with 9-foot ceilings and stylish vinyl plank flooring throughout, 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 3pce ensuite. Sunny front den to work from home or crafts. Main floor laundry and handy powder room for guests. The basement with 9-foot ceilings offers a family room, 2 bedrooms, 4piece bathroom, and another laundry hookup roughed in for future use. Additional features include a high-efficiency furnace, hot water tank, landscaped front yard, concrete front driveway and sidewalk, black dirt rear yard are included. Located in Grayhawk near 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. Don't miss out on this opportunity. Taxes to be assessed. Measurements & pics will be updated as build progresses, photos and renderings are examples from a similar home built previously and do not necessarily reflect the finishes and colors used in this home. ****Under construction completion Late fall 2025**