

# \$454,900 - 137 Gray Close, Sylvan Lake

MLS® #A2210864

**\$454,900**

3 Bedroom, 3.00 Bathroom, 1,054 sqft  
Residential on 0.07 Acres

Greyhawk, Sylvan Lake, Alberta

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\*\*

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2210864               |
| Price          | \$454,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,054                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 137 Gray Close  |
| Subdivision | Greyhawk        |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 0W4         |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Closet Organizers, Vinyl Windows, Pantry |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator                                                                       |
| Heating           | Forced Air                                                                                                                 |

|              |                |
|--------------|----------------|
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | None                                          |
| Lot Description   | Back Lane, Back Yard                          |
| Roof              | Asphalt Shingle                               |
| Construction      | Silent Floor Joists, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 124              |
| Zoning         | R2               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | RCR - Royal Carpet Realty Ltd. |
|----------------|--------------------------------|

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