

# \$449,900 - 97 Gray Close, Sylvan Lake

MLS® #A2188813

**\$449,900**

3 Bedroom, 3.00 Bathroom, 952 sqft

Residential on 0.06 Acres

Greyhawk, Sylvan Lake, Alberta

Brand new bungalow with detached garage built by Edge Homes located in Grayhawk on westside of Sylvan Lake. Open floorplan with living room at back of house overlooking the farmers field & wildlife activities. Functional kitchen with centre island eating bar, soft close cabinets, under cabinet lighting, garbage & recycling pullouts, corner pantry, quartz countertops, and stainless appliances. Dining room and garden door with handy storage bench area leads to back covered deck. Handy main floor laundry for you and 2pce powder room for guests. Large primary bedroom with room for king sized bed has carpet flooring, walk in closet and ensuite with stand up shower with seat, glass doors & double sinks. Basement is finished with family room, 2 more bedrooms, 4pce bathroom and utility room. Front yard has sod, back pie lot is levelled with black dirt and comes with a 18x18 detached garage with room for small RV or extra parking. Back lane is paved. Grayhawk is an up and coming development on the west side of town surrounded by walking paths, future commercial and school sites. Close to all town amenities, golf course, schools, shopping, highway access and the lake. This property is perfect for someone looking to downsize or buy one side and have family live in the other side see MLSA2188807 GST included with rebate to builder Taxes to be assessed. 1-2-5-10 New home warranty \*\* under construction completion approx September



1 of 13

GRAYHAWK DUPLEX

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FOR THE EXACT LOCATION OF THE PROPERTY, SEE THE SITE PLAN. THE LOCATION OF THE PROPERTY IS APPROXIMATE AND NOT TO BE USED FOR EXACT LOCATION.	LEGAL ADDRESS LOT 5/6, BLOCK 1, PLAN 222 2028	GRID ADDRESS 45/41 GRAY CL, SYLVAN LAKE, AB	QUARTER SECTION 1A	BUILDING AREA 140 SQ M	LOT AREA 25
DATE: 2025-04-11	CLIENT CONTACT NAME KAREN RICHMOND	DRAWN BY KAREN RICHMOND	PROJECT NAME GRAYHAWK DUPLEX	PROJECT NUMBER EH-2024-10	SCALE
DESIGNER: 1000 0P DESIGNER FLOOR: 1000 0P TOTAL LOWER FLOOR: 1000 0P TOTAL DEVELOPED: 1110 0P BENCHMARK: 10000 0P	EDGE HOMES	KD RESIDENTIAL	DATE: 2025-04-11	SHEET TITLE TITLE PAGE	SHEET A01

NOTE: FINAL BUILDING & SPEC. MAY NOT BE EXACTLY AS SHOWN

THESE DRAWINGS HAVE NOT BEEN OR DUPLICATED WITHOUT THE PERMISSION OF KD RESIDENTIAL DESIGN INC.

Built in 2025

### Essential Information

MLS® #	A2188813
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	952
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	97 Gray Close
Subdivision	Greyhawk
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0W4

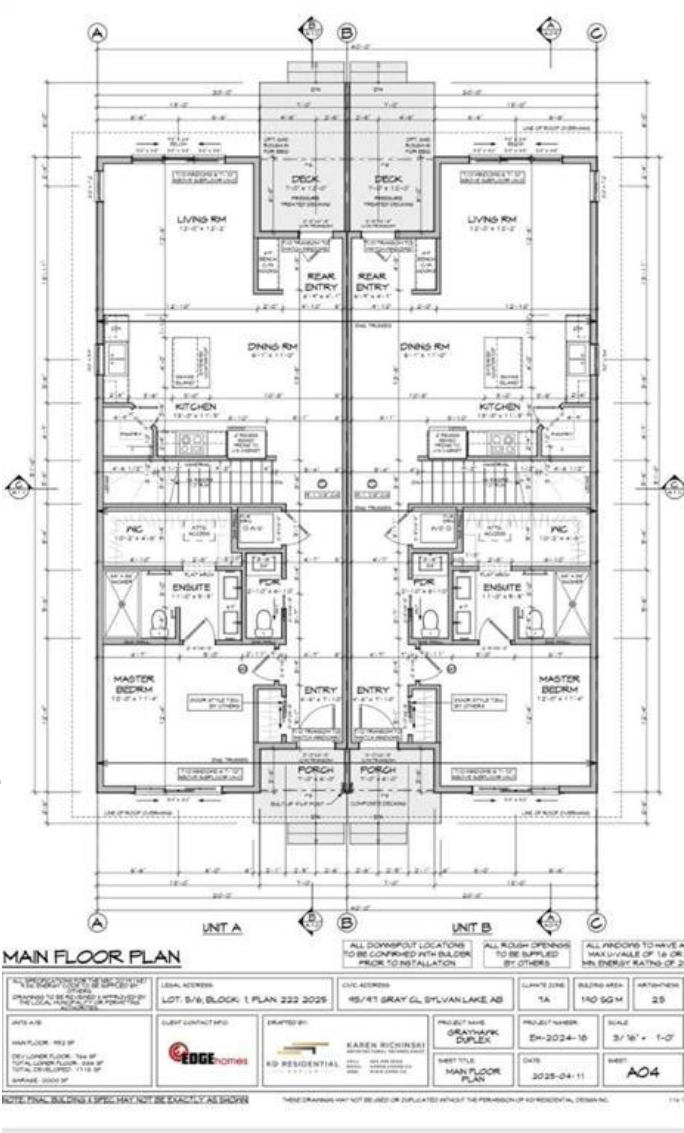
### Amenities

Parking Spaces	2
Parking	Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement	Finished, Full
<b>Exterior</b>	
Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete
<b>Additional Information</b>	
Date Listed	January 19th, 2025
Days on Market	103
Zoning	R5A
<b>Listing Details</b>	
Listing Office	RCR - Royal Carpet Realty Ltd.



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