# \$394,900 - 13 Gray Close, Sylvan Lake

MLS® #A2237522

### \$394,900

3 Bedroom, 3.00 Bathroom, 1,288 sqft Residential on 0.07 Acres

Greyhawk, Sylvan Lake, Alberta

Welcome to Grayhawk â€" Sylvan Lake's most exciting new subdivision! This stunning end-unit townhome built by True-Line Homes offers the perfect blend of comfort, style, and functionality in a family-oriented community just minutes from the lakefront, golf course, and town center amenities. With 1,280 sq ft of beautifully finished space, this home features 3 bedrooms, 2.5 bathrooms, and upstairs laundry for added convenience. The open-concept main floor showcases 9' ceilings, quartz countertops, upgraded cabinetry and flooring, and a sleek appliance package. Enjoy energy efficiency and comfort with Low-E windows, upgraded insulation, and limited lifetime architectural shingles. Step outside onto the rear wood deck â€" a perfect spot for relaxing or entertaining. Located adjacent to the Sylvan Lake Golf & Country Club, Grayhawk is designed for modern living with future plans for a school, commercial area with shops and services, parks, playgrounds, and multiple housing options â€" all within a few minutes of the waterfront. Be one of the first to call Grayhawk home and take advantage of this incredible opportunity to own in a thoughtfully planned, up-and-coming community.







Built in 2024

#### **Essential Information**

MLS® # A2237522

Price \$394,900

3

Bedrooms

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,288

Acres 0.07

Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 13 Gray Close

Subdivision Greyhawk

City Sylvan Lake

County Red Deer County

Province Alberta

Postal Code T4S 0W4

#### **Amenities**

Parking Spaces 2

Parking Pad, Alley Access

#### Interior

Interior Features Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, High Ceilings,

Kitchen Island, Open Floorplan, Pantry, Quartz Counters

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Lane

Roof See Remarks

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed July 8th, 2025

Days on Market 106 Zoning R3

## **Listing Details**

Listing Office CIR Realty

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