

# \$450,000 - 115 Gray Close, Sylvan Lake

MLS® #A2200372

## \$450,000

3 Bedroom, 3.00 Bathroom, 966 sqft

Residential on 0.05 Acres

Greyhawk, Sylvan Lake, Alberta

Fully finished bungalow with 3 bedrooms, 3 bathrooms and main floor laundry built by L & S Developments. Experience the charm of a spacious covered front porch that offers stunning eastern views, perfect for enjoying your morning coffee. The welcoming foyer flows into a great room featuring vaulted ceilings and a large west-facing window. The kitchen is equipped with a central island and eating bar, complemented by warm wood and white cabinetry, quartz countertops, and stainless steel appliances, including a fridge with a water dispenser. A pantry provides ample storage, along with a convenient desk/flex area. The main floor also boasts a laundry room and a 2-piece powder room for guests, along with a practical mudroom at the back entrance for additional storage. The primary bedroom comfortably accommodates a king-sized bed and includes a 3-piece ensuite with a tiled shower. The finished basement offers a family room, two bedrooms, and another full bathroom, along with plenty of storage space in the mechanical room for all your seasonal needs. The front yard will be completed with sod, while the backyard will be graded with black dirt, and a two-stall gravel parking pad is included. Enjoy sunny west-facing views from the large 20x8 deck, home is overlooking a greenspace and future school site, so enjoy the wildlife and fabulous prairie sunsets off of your back deck. This home features energy-efficient upgrades such as air conditioning, and comes with a 10-year



new home warranty for your peace of mind. Located in Grayhawk, Sylvan Lake's newest subdivision, youâ€™ll be surrounded by walking paths, a pond, and have easy access to the highway, lake, golf course, playgrounds, and local amenities. July possession. GST included with rebate to the builder. Taxes to be assessed

Built in 2025

**Essential Information**

MLS® #	A2200372
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	966
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	115 Gray Close
Subdivision	Greyhawk
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0W4

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Ceiling Fan(s), Closet Organizer, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave
Heating	Forced Air
Cooling	Central Air
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	March 7th, 2025
Days on Market	50
Zoning	R5A

**Listing Details**

Listing Office	RCR - Royal Carpet Realty Ltd.
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