

111 Gray Close
Sylvan Lake, Alberta

MLS # A2237523



\$394,900

Division:	Grayhawk		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,320 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers		

Inclusions: N/A

Welcome to this beautifully designed duplex in the heart of Grayhawk – a growing neighborhood surrounded by nature, trails, and family-friendly living. This 3 bedroom, 2.5 bathroom home blends luxury and functionality with thoughtful upgrades and modern finishes throughout. Step inside to a bright and open main floor featuring durable vinyl plank flooring, large windows that flood the space with natural light, and a stunning central kitchen complete with quartz countertops, upgraded cabinetry, upgraded appliances, and a spacious pantry. Upstairs, you’ll find three generously sized bedrooms, including a stylish primary suite with a walk-in closet and private 3-piece ensuite. A full 4-piece bathroom and a conveniently located laundry closet complete the upper level. Enjoy the convenience of a rear private deck, back alley access, and the peace of mind that comes with a builder’s warranty and certified New Home Warranty program. Build your future in Grayhawk – where smart design meets small-town charm just minutes from the lake, schools, and amenities. This is your opportunity to own a brand-new home in one of Sylvan Lake’s most desirable new developments!