

# \$449,900 - 95 Gray Close, Sylvan Lake

MLS® #A2188807

**\$449,900**

3 Bedroom, 3.00 Bathroom, 952 sqft  
Residential on 0.05 Acres

Greyhawk, Sylvan Lake, Alberta

Under construction Edge Homes built bungalow with a 18x18 detached garage & main floor laundry. The perfect home to downsize into, this 3 bedroom 3 bathroom unit is sure to impress your friends and family. Bright open floorplan with 9 ft ceilings and luxury vinyl plank flooring. Relax in the living room and watch the deer & wildlife in the farmers field behind. Entertain in the functional kitchen with centre island eating bar, corner pantry, soft close cabinets, under cabinet lighting, black granite sil sink, pull out garbage & recycling, range hood and stainless appliances. Dining room to entertain your friends, leads to handy back bench with decorative hooks, back door with with full glass/blind insert, back deck with privacy wall. 2 piece powder room for guests. Spoil yourself with this stunning primary bedroom with carpet flooring, huge walk in closet 4 piece ensuite with double sinks, stand up shower with glass door and seat. Basement is complete with family room, 2 more bedrooms one with a massive walk in closet for extra storage, 4pce bathroom. 9 foot ceilings and large windows make this basement perfect for teens or guests. High efficiency furnace, 40 gal high efficiency hot water tank. Front yard is landscaped with front sod, back yard is levelled with black dirt and has 18x18 detached garage. Located in Grayhawk on the west side of Sylvan Lake, with easy access to all town amenities, the lake, golf course, shopping, highway access and surrounded by



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## GRAYHAWK DUPLEX

### LIST OF DRAWINGS

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PROJECT NAME GRAYHAWK DUPLEX	CLIENT CONTACT NAME KAREN BICHENSEL	LEGAL ADDRESS LOT 5/6, BLOCK 1 PLAN 222 2028	DATE ADDRESS 45/41 GRAY CL, SYLVAN LAKE, AB	CLIENT PHONE 780-224-1010	DATE 2025-04-11	PROJECT NUMBER EH-2024-10	SCALE AS SHOWN	ARCHITECT A01
AREA'S: 1st FLOOR: 752 SF 2nd FLOOR: 752 SF TOTAL COVERED AREA: 1504 SF TOTAL EXPOSED AREA: 1110 SF PERMITS: 00000000	EDGE HOMES	RD RESIDENTIAL	RD RESIDENTIAL					

NOTE: FINAL BUILDING SPECIFICATIONS NOT BE BOUND BY EXPLANATIONS WITHOUT THE PERMISSION OF RD RESIDENTIAL DESIGN INC.

walking paths and trails. GST included in purchase price with rebate to the builder. 1-2-5-10 New home warranty. Taxes to be assessed.

Built in 2025

### Essential Information

MLS® #	A2188807
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	952
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

### Community Information

Address	95 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, Refrigerator, Garage Control(s), Stove(s)

Heating Forced Air  
 Cooling None  
 Has Basement Yes  
 Basement Finished, Full

**Exterior**

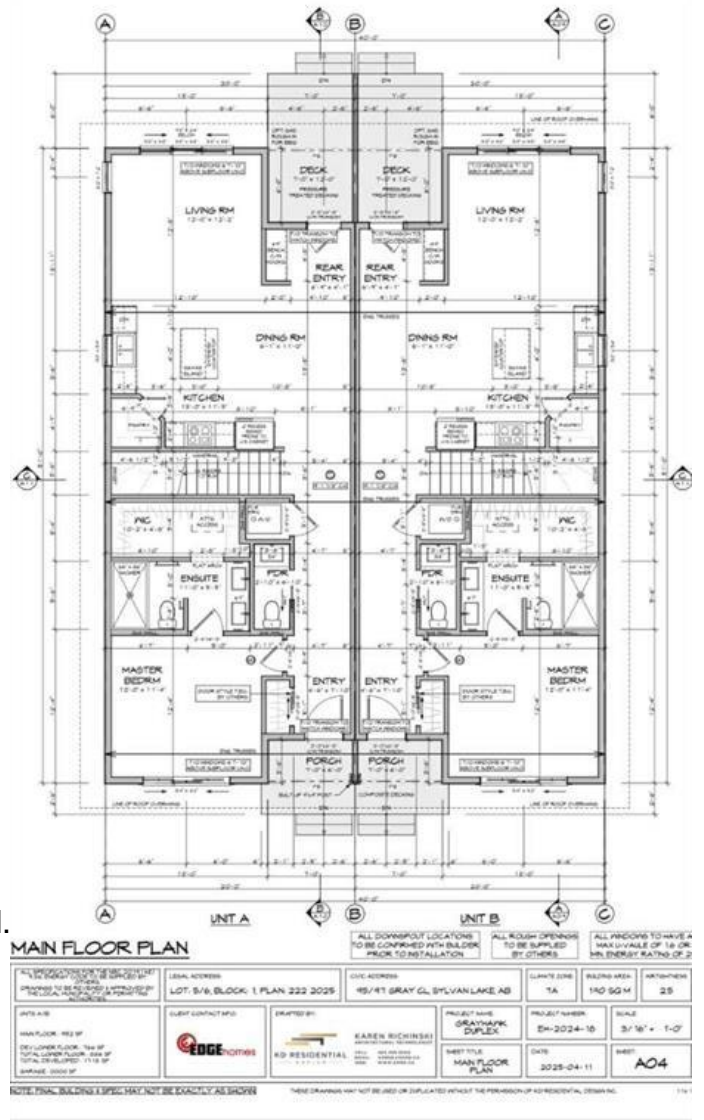
Exterior Features None  
 Lot Description Back Yard, Back Lane  
 Roof Asphalt Shingle  
 Construction Wood Frame  
 Foundation Poured Concrete

**Additional Information**

Date Listed January 19th, 2025  
 Days on Market 87  
 Zoning R5A

**Listing Details**

Listing Office RCR - Royal Carpet Realty Ltd.



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