

# \$404,900 - 13 Gray Close, Sylvan Lake

MLS® #A2237522

**\$404,900**

3 Bedroom, 3.00 Bathroom, 1,288 sqft

Residential on 0.07 Acres

Greyhawk, Sylvan Lake, Alberta

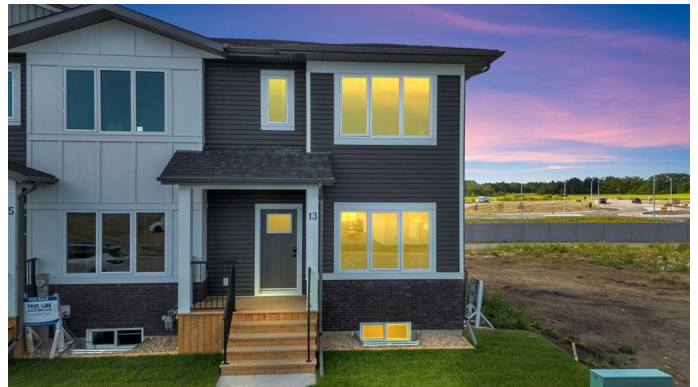
Welcome to Grayhawk â€” Sylvan Lakeâ€™s most exciting new subdivision! This stunning end-unit townhome built by True-Line Homes offers the perfect blend of comfort, style, and functionality in a family-oriented community just minutes from the lakefront, golf course, and town center amenities. With 1,280 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 9â€™™ 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 vinyl 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	\$404,900
Bedrooms	3
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	Alley Access, Parking Pad

### 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            6

Zoning                        R3

### **Listing Details**

Listing Office                CIR Realty

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