



GRASSROOTS
REALTY GROUP

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99 Gray Close
Sylvan Lake, Alberta

MLS # A2322973



\$489,900

Division:	Grayhawk		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	973 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Insulated, Parking Pad, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R5A
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: Refrigerator, Stove, Microwave, Dishwasher, Range Hood, Washer, Dryer, Window coverings, water filtration

Your knees are calling! Easy MAIN FLOOR LIVING awaits in this beautiful fully finished bungalow duplex in one of Sylvan Lake's newest communities - Grayhawk. Built in 2024 and still covered by the balance of the new home warranty, this low-maintenance home offers the perfect blend of comfort, style, and functionality. Step inside to a bright, open-concept floor plan featuring 9-foot ceilings, luxury vinyl plank flooring, and large windows that fill the home with natural light. From the living room, enjoy peaceful views of the field and trees behind while watching local wildlife pass through. The well-designed kitchen is sure to impress with soft-close cabinetry, under-cabinet lighting, a corner pantry, center island with eating bar, upgraded black stainless steel appliances, black granite sill sink, pull-out recycling and garbage, and a stylish black range hood. The dining area offers plenty of space to entertain family and friends and leads to the practical rear entry featuring a built-in bench with decorative hooks, a 2-piece powder room, and access to the covered back deck. Step down to the poured concrete patio leading to the detached garage and enjoy the pie-shaped backyard, complete with sod, vinyl fencing on both sides, and open views to the field beyond. The spacious primary retreat is designed with comfort in mind, featuring no carpet, a large walk-in closet with built-in drawers, and a beautiful 4-piece ensuite with double sinks, a glass shower, and built-in seat. Main floor laundry means everything you need for day-to-day living is conveniently located on one level. Thoughtful under-cabinet lighting throughout the home adds warmth, ambiance, and functionality. The fully finished basement offers 9-foot ceilings, large windows, two additional bedrooms, a 4-piece bathroom, and rough-in plumbing for a future second laundry area, as well roughed-in in floor heating, making it the

perfect space for guests, hobbies, or visiting family. Additional features include a high-efficiency furnace, 40-gallon high-efficiency hot water tank, landscaped front yard with sod and shrubs, gravel parking pad, and an insulated, drywalled detached garage with concrete floor and a gas line already runs to the garage for future heat! Located on the west side of Sylvan Lake, Grayhawk offers easy access to walking trails, shopping, restaurants, schools, the golf course, the lake, and Highway 11. Whether you're looking to downsize, have the teenagers in the basement or simply enjoy the benefits of a newer home, this property is sure to impress.