



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

45 Gray Close
Sylvan Lake, Alberta

MLS # A2341709



\$439,000

Division:	Grayhawk		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,346 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Gentle Sloping, No Neighbours Behind		
Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R5A
Foundation:	Poured Concrete	Utilities:	-

Features: No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks

Inclusions: NA

Welcome to Gray Close. Only a short walk to the lake in the beautiful new subdivision of Gray Hawk. This brand new duplex is under construction and will be ready in 2027. 1346 Square feet offering 3 bedrooms and 2.5 baths with a single attached garage. Primary bedroom offers a full ensuite and walk in closet. Beautiful Walkout basement leads to a fully fenced yard. Upgrades include: Upgraded Luxury Vinyl Plank throughout, Upgraded spray foam insulation in all joist cavities, 6 Stainless Steel Appliance package, Upgraded upper cabinets to ceiling, champhered drywall corners, 14x10 Deck with gas line, Finished garage to paint ready, underfloor rough in for basement. Amazing value awaits!