



GRASSROOTS
REALTY GROUP

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129 Gray Close
Sylvan Lake, Alberta

MLS # A2350251



\$399,000

Division:	Grayhawk		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,420 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R5A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub		

Inclusions: N/A

Visit REALTOR® website for additional information. If you have been looking for a newer home in Sylvan Lake that keeps the price point practical, 129 Gray Close is worth a closer look. This two-story duplex backs onto a field and gives you the clean, modern feel buyers want, with a layout that makes sense for everyday life. With 1,419.65 sq. ft., 3 bedrooms, 2.5 bathrooms, and an unfinished basement, it is a strong option for buyers. The location adds even more appeal, with Sylvan Lake Golf and Country Club right beside the neighbourhood and quick access to the lake, Aqua Splash Park, go-karts and mini golf, restaurants, & shopping. The main floor is open and easy to use. The living room flows into the kitchen and dining area, so the main spaces feel connected without being complicated. The kitchen has a centre island, quartz counters, white cabinetry, stainless appliances, pantry storage, and a bright dining area nearby. The dining area connects toward the rear deck, while the mudroom and 2-piece bath add useful day-to-day function. Upstairs, the layout is exactly what many buyers are looking for: three bedrooms on one level, upper-floor laundry, a full 4-piece main bathroom, and a primary bedroom with its own 3-piece ensuite and walk-in closet. It is simple, functional, and easy to live with. The basement is unfinished, which gives you room to grow later. Keep it as storage for now, use part of it as a workout area, or plan a future rec room when the timing is right. Outside, the yard is set up to be easy to manage, with a low-maintenance front yard and lawn in the back. There is also rear lane access with a gravel parking pad for two vehicles.