

# \$454,900 - 139 Gray Close, Sylvan Lake

MLS® #A2247375

**\$454,900**

3 Bedroom, 3.00 Bathroom, 1,054 sqft

Residential on 0.07 Acres

Greyhawk, Sylvan Lake, Alberta

Start planning now, ready for a spring 2026 possession, brand new fully finished bungalow in Sylvan Lake's sought-after Grayhawk community! This 3 bedroom/3 bathroom home with attached garage offers effortless luxury and comfort, ideal for downsizers. Featuring an open-concept layout with 9-foot ceilings and stylish vinyl plank flooring throughout living room, dining room and hallway. It boasts a light-filled living room with views to the west, overlooking greenspace/future school site. The chef-inspired kitchen includes a center island, corner pantry, soft-close cabinets, under-cabinet lighting, a granite sink, and upgraded stainless steel appliances. The serene primary bedroom offers plush carpeting, a walk-in closet, and a spa-like ensuite with double sinks and a luxurious shower with glass door. Main floor laundry and handy powder room for guests. The basement with 9-foot ceilings offers a family room, 2 bedrooms, 4piece bathroom, lots of storage space. Additional features include a high-efficiency furnace, hot water tank, landscaped front yard, concrete front driveway and sidewalk, black dirt rear yard are included. Located in Grayhawk near all Sylvan Lake's amenities, this home offers easy access to recreation and nature trails. GST is included with a rebate to the builder, and a comprehensive new home warranty adds peace of mind. Taxes to be assessed.

\*\*\*\*Under construction completion Spring 2026\*\*Photos are from previous showhome



similar but may not be exactly the same\*\*

Built in 2025

**Essential Information**

MLS® #	A2247375
Price	\$454,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,054
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	139 Gray Close
Subdivision	Greyhawk
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0W4

**Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

### Additional Information

Date Listed	August 10th, 2025
Days on Market	1
Zoning	R5A

### Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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