

\$444,900 - 131 Gray Close, Sylvan Lake

MLS® #A2188572

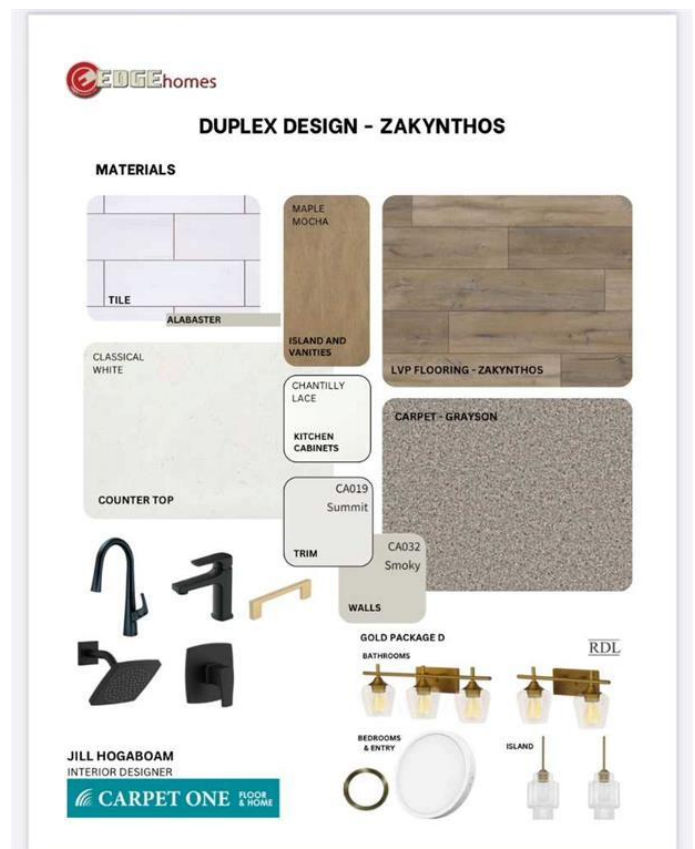
\$444,900

3 Bedroom, 3.00 Bathroom, 1,054 sqft

Residential on 0.09 Acres

Greyhawk, Sylvan Lake, Alberta

Start planning now, ready for a fall 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, 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. 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 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 Fall 2025**



Built in 2025

Essential Information

MLS® #	A2188572
Price	\$444,900
Sold Price	\$457,118
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,054
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	131 Gray Close
Subdivision	Greyhawk
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0W4

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Closet Organizers, Walk-In Closet(s), Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Refrigerator, Electric Stove, Garage Control(s), Range Hood
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	None
Lot Description	Back Yard, Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete, Siler
Foundation	Poured Concrete

Additional Information

Date Listed	January 17th, 2025
Date Sold	March 1st, 2025
Days on Market	40
Zoning	R5A
HOA Fees	0.00

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
----------------	--------------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.