

# \$379,900 - 111 Gray Close, Sylvan Lake

MLS® #A2237523

**\$379,900**

3 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.06 Acres

Greyhawk, Sylvan Lake, Alberta

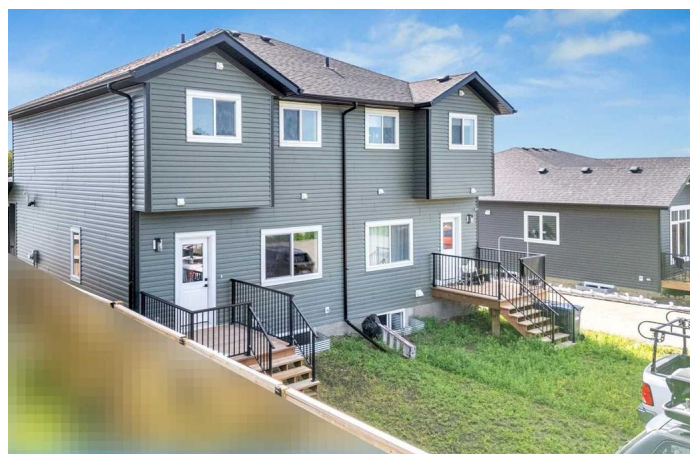
Welcome to this beautifully designed duplex in the heart of Grayhawk – a growing neighborhood surrounded by nature, trails, and family-friendly living. This 3 bedroom, 2.5 bathroom home blends luxury and functionality with thoughtful upgrades and modern finishes throughout. Step inside to a bright and open main floor featuring durable vinyl plank flooring, large windows that flood the space with natural light, and a stunning central kitchen complete with quartz countertops, upgraded cabinetry, upgraded appliances, and a spacious pantry. Upstairs, you’ll find three generously sized bedrooms, including a stylish primary suite with a walk-in closet and private 3-piece ensuite. A full 4-piece bathroom and a conveniently located laundry closet complete the upper level. Enjoy the convenience of a rear private deck, back alley access, and the peace of mind that comes with a builder’s warranty and certified New Home Warranty program. Build your future in Grayhawk – where smart design meets small-town charm just minutes from the lake, schools, and amenities. This is your opportunity to own a brand-new home in one of Sylvan Lake’s most desirable new developments!

Built in 2024

## Essential Information

MLS® #

A2237523



|                |                        |
|----------------|------------------------|
| Price          | \$379,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,320                  |
| Acres          | 0.06                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 111 Gray Close  |
| Subdivision | Greyhawk        |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 0W4         |

### Amenities

|                |                           |
|----------------|---------------------------|
| Parking Spaces | 2                         |
| Parking        | Alley Access, Parking Pad |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Ceiling Fan(s), Closet Organizers   |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s) |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Unfinished                                       |

### Exterior

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 70             |
| Zoning         | R1             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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