



## 137 Gray Close , Sylvan Lake, Alberta - \$454,900



Main Photo

### Property Description

Brand new bungalow in Sylvan Lake's sought-after Grayhawk community! This fully finished 3 bedroom plus den/3 bathroom home 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 3pce ensuite. Sunny front den to work from home or crafts. Main floor laundry and handy powder room for guests. The basement with 9-foot ceilings offers a family room, 2 bedrooms, 4piece bathroom, and another



laundry hookup roughed in for future use. 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. Don't miss out on this opportunity. Taxes to be assessed. Measurements & pics will be updated as build progresses, photos and renderings are examples from a similar home built previously and do not necessarily reflect the finishes and colors used in this home. \*\*\*\*Under construction completion Late fall 2025\*\*

## REALTOR Referral

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