

# \$449,900 - 95 Gray Close, Sylvan Lake

MLS® #A2188807

**\$449,900**

3 Bedroom, 3.00 Bathroom, 952 sqft  
Residential on 0.05 Acres

Greyhawk, Sylvan Lake, Alberta

Under construction Edge Homes built bungalow with a 18x18 detached garage & main floor laundry. The perfect home to downsize into, this 3 bedroom 3 bathroom unit is sure to impress your friends and family. Bright open floorplan with 9 ft ceilings and luxury vinyl plank flooring. Relax in the living room and watch the deer & wildlife in the farmers field behind. Entertain in the functional kitchen with centre island eating bar, corner pantry, soft close cabinets, under cabinet lighting, black granite sil sink, pull out garbage & recycling, range hood and stainless appliances. Dining room to entertain your friends, leads to handy back bench with decorative hooks, back door with with full glass/blind insert, back deck with privacy wall. 2 piece powder room for guests. Spoil yourself with this stunning primary bedroom with carpet flooring, huge walk in closet 4 piece ensuite with double sinks, stand up shower with glass door and seat. Basement is complete with family room, 2 more bedrooms one with a massive walk in closet for extra storage, 4pce bathroom. 9 foot ceilings and large windows make this basement perfect for teens or guests. High efficiency furnace, 40 gal high efficiency hot water tank. Front yard is landscaped with front sod, back yard is levelled with black dirt and has 18x18 detached garage. Located in Grayhawk on the west side of Sylvan Lake, with easy access to all town amenities, the lake, golf course, shopping, highway access and surrounded by



1 of 13

GRAYHAWK DUPLEX

LIST OF DRAWINGS

A01 TITLE PAGE  
A02 FOUNDATION PLAN  
A03 LOWER FLOOR PLAN  
A04 MAIN FLOOR PLAN  
A05 ROOF PLAN  
A06 ELEVATIONS  
A07 ELEVATIONS  
A08 ELEVATIONS  
A09 BUILDING SECTIONS  
A10 BUILDING SECTIONS  
A11 BUILDING SECTIONS  
A12 CNST DTLS  
A13 CNST DTLS / NOTES / LEGENDS

FOR THE EXCLUSIVE USE OF THE CLIENT, THESE DRAWINGS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF K&D RESIDENTIAL DESIGN INC.	LEGAL ADDRESS LOT 5/6, BLOCK 1, PLAN 222 2028	GRID ADDRESS 45/41 GRAY CL, SYLVAN LAKE, AB	CLIENT'S ZONE 1A	BUILDING AREA 140 SQ M	LOT AREA 25
DATE'S A01 FOUNDATION PLAN - 1000 0P 1000 0P 1000 0P TOTAL LOWER FLOOR - 1000 0P TOTAL DEVELOPED - 1110 0P BENCHMARK - 1000 0P	CLIENT CONTACT INFO 	DRAWN BY  KAREN BUCHHEIM ARCHITECT KAREN BUCHHEIM ARCHITECT KAREN BUCHHEIM ARCHITECT	PROJECT NAME GRAYHAWK DUPLEX	PROJECT NUMBER EH-2024-10	SCALE
			SHEET TITLE TITLE PAGE	DATE 2025-04-11	SHEET A01

NOTE: FINAL BUILDING & SPEC. MAY NOT BE EXACTLY AS SHOWN

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1/16

walking paths and trails. GST included in purchase price with rebate to the builder.  
1-2-5-10 New home warranty. Taxes to be assessed.

Built in 2025

**Essential Information**

MLS® #	A2188807
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	952
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

**Community Information**

Address	95 Gray Close
Subdivision	Greyhawk
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0W4

**Amenities**

Parking Spaces	2
Parking	Off Street, Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Refrigerator, Garage Control(s), Stove(s)

Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full

Exterior

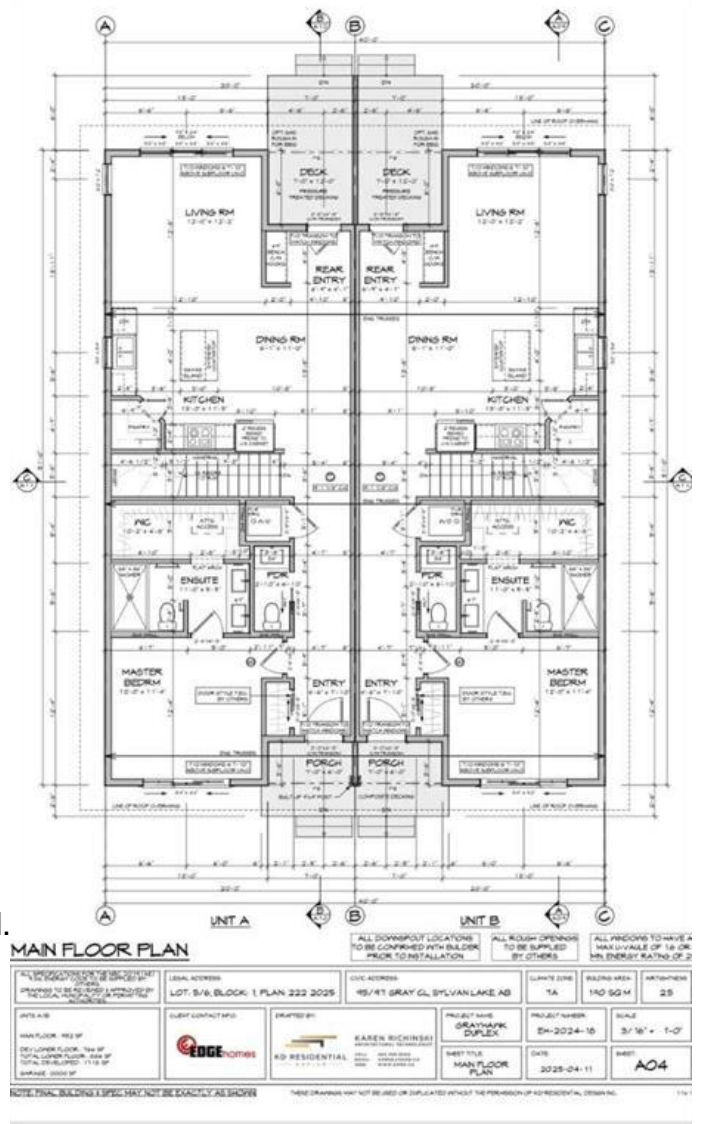
Exterior Features None  
Lot Description Back Yard, Back Lane  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

Additional Information

Date Listed January 19th, 2025  
Days on Market 90  
Zoning R5A

Listing Details

Listing Office RCR - Royal Carpet Realty Ltd.



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