

\$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 | | SECTION 25 | |
| DATE'S A01 FOUNDATION - 1000 0P 1ST FLOOR PLAN - 1000 0P TOTAL LOWER FLOOR - 1000 0P TOTAL DEVELOPED - 1110 0P BENCHMARK - 1000 0P | | CLIENT CONTACT INFO  | | DRAWN BY  KAREN BUCHHEIM K&D RESIDENTIAL 1000 0P 1000 0P | | 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

THESE DRAWINGS HAVE NOT BEEN OR DUPLICATED WITHOUT THE PERMISSION OF K&D RESIDENTIAL DESIGN INC.

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, Garage Control(s), Refrigerator, Stove(s) |

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.