

# \$404,900 - 13 Gray Close, Sylvan Lake

MLS® #A2237522

**\$404,900**

3 Bedroom, 3.00 Bathroom, 1,288 sqft

Residential on 0.07 Acres

Grayhawk, Sylvan Lake, Alberta

Welcome to Grayhawk â€” Sylvan Lakeâ€™s most exciting new subdivision! This stunning end-unit townhome built by True-Line Homes offers the perfect blend of comfort, style, and functionality in a family-oriented community just minutes from the lakefront, golf course, and town center amenities. With 1,280 sq ft of beautifully finished space, this home features 3 bedrooms, 2.5 bathrooms, and upstairs laundry for added convenience. The open-concept main floor showcases 9â€™™ ceilings, quartz countertops, upgraded cabinetry and flooring, and a sleek appliance package. Enjoy energy efficiency and comfort with Low-E windows, upgraded insulation, and limited lifetime architectural shingles. Step outside onto the rear vinyl deck â€” a perfect spot for relaxing or entertaining. Located adjacent to the Sylvan Lake Golf & Country Club, Grayhawk is designed for modern living with future plans for a school, commercial area with shops and services, parks, playgrounds, and multiple housing options â€” all within a few minutes of the waterfront. Be one of the first to call Grayhawk home and take advantage of this incredible opportunity to own in a thoughtfully planned, up-and-coming community.

Built in 2024

## Essential Information

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Price	\$404,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,288
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	13 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	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Bathroom Rough-in
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
Roof	See Remarks
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 8th, 2025

Days on Market            14

Zoning                        R3

### **Listing Details**

Listing Office                CIR Realty

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