

# \$394,900 - 13 Gray Close, Sylvan Lake

MLS® #A2237522

**\$394,900**

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 wood 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          | \$394,900     |
| 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 | Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)                                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                      |
| Cooling           | None                                                                                                                         |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full                                                                                                                         |

### 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                125  
Zoning                              R3

**Listing Details**

Listing Office                    CIR Realty

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